


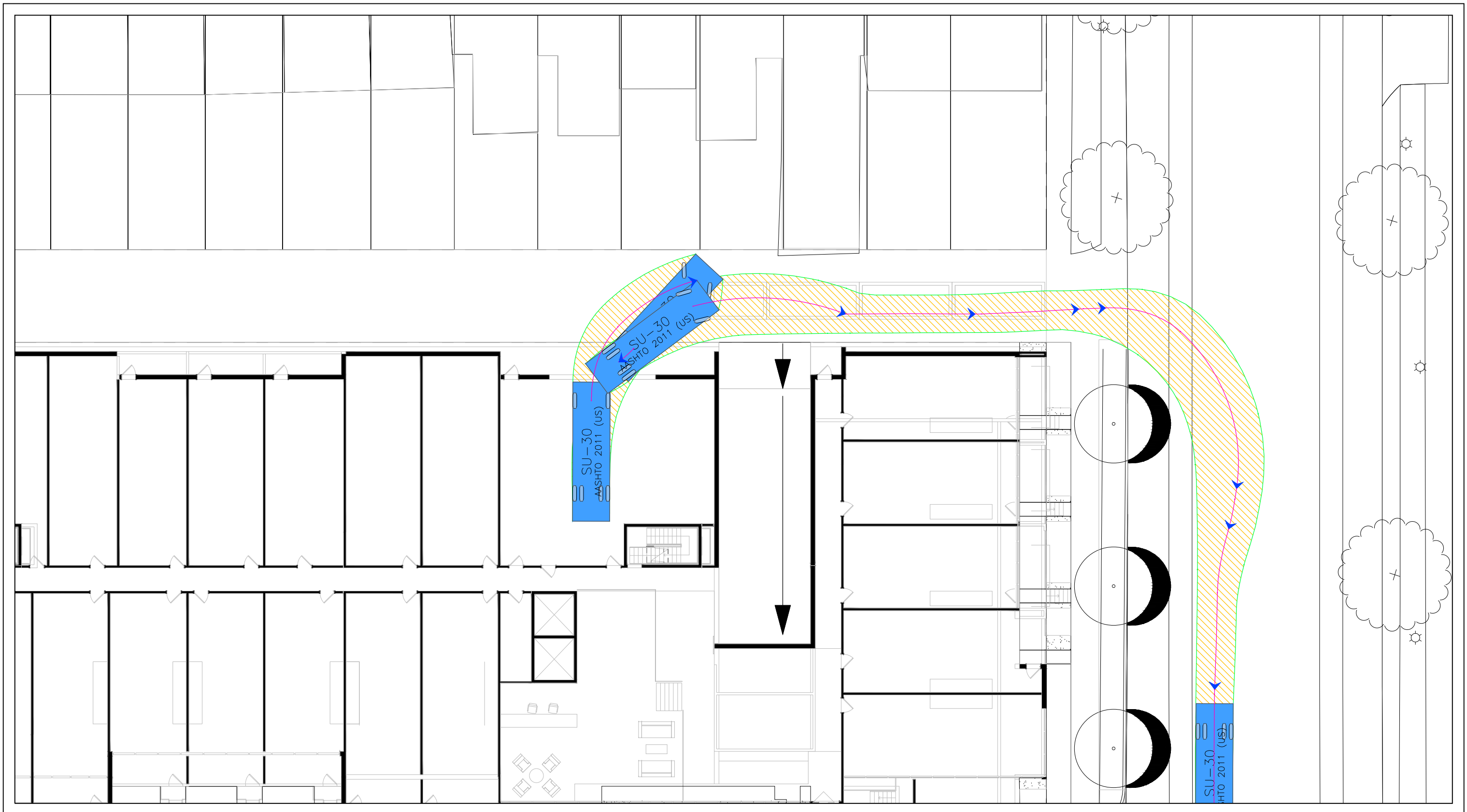
 **GOROVE / SLADE**
 Transportation Planners and Engineers

Alley Loading Review: SU-30 Turning Maneuvers (Inbound)
 Eckington Yards
 April 12, 2016

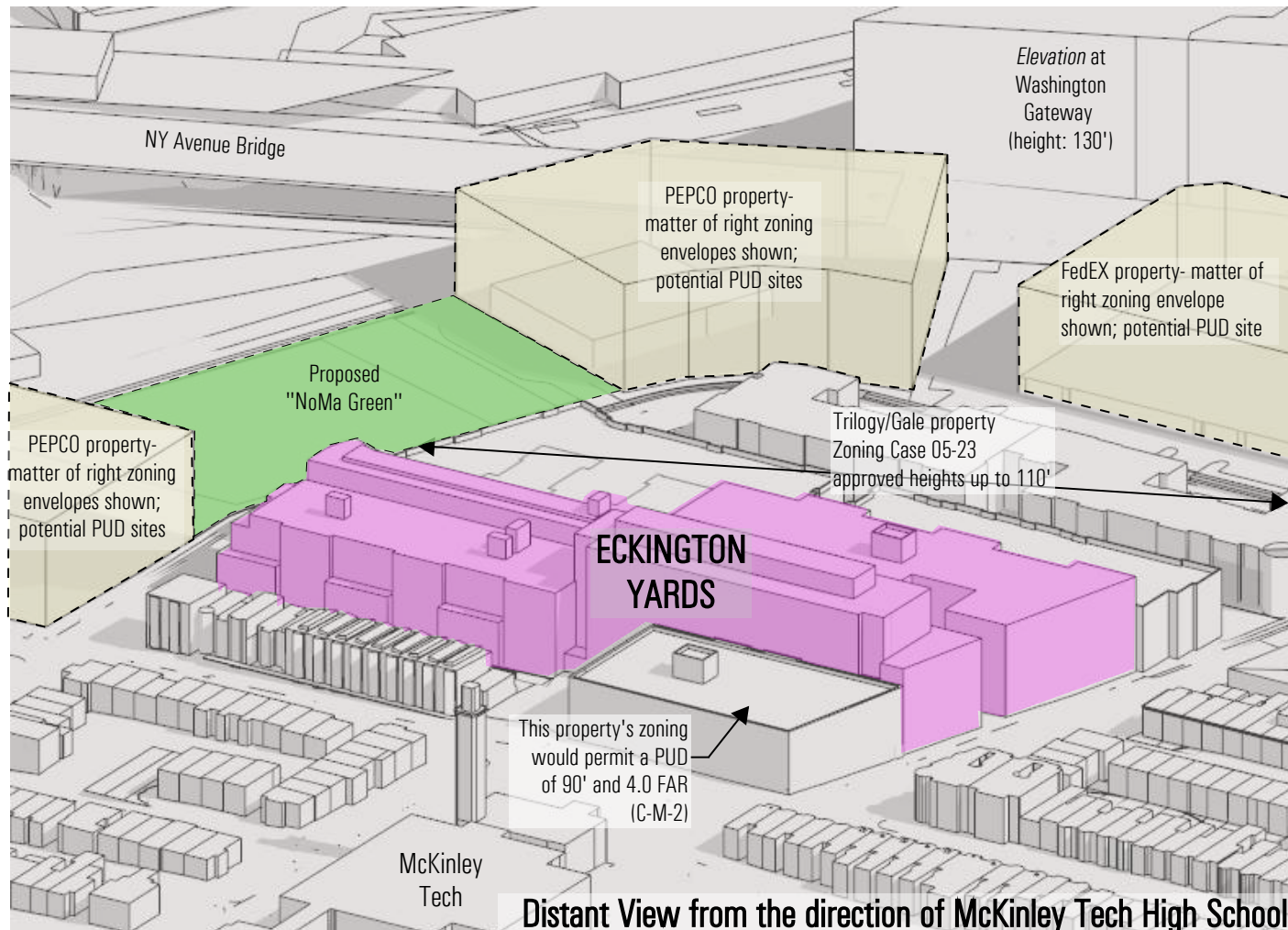
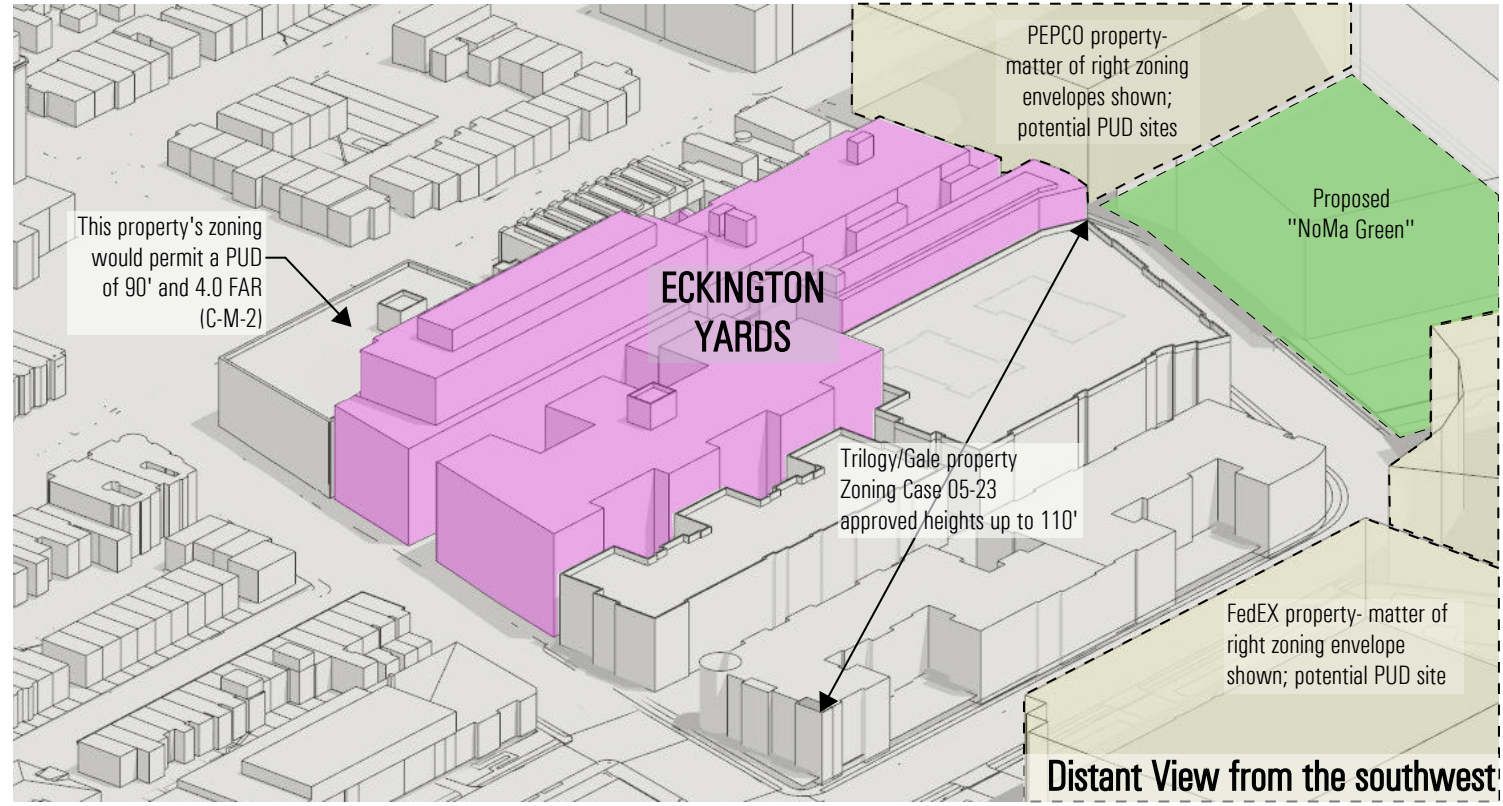
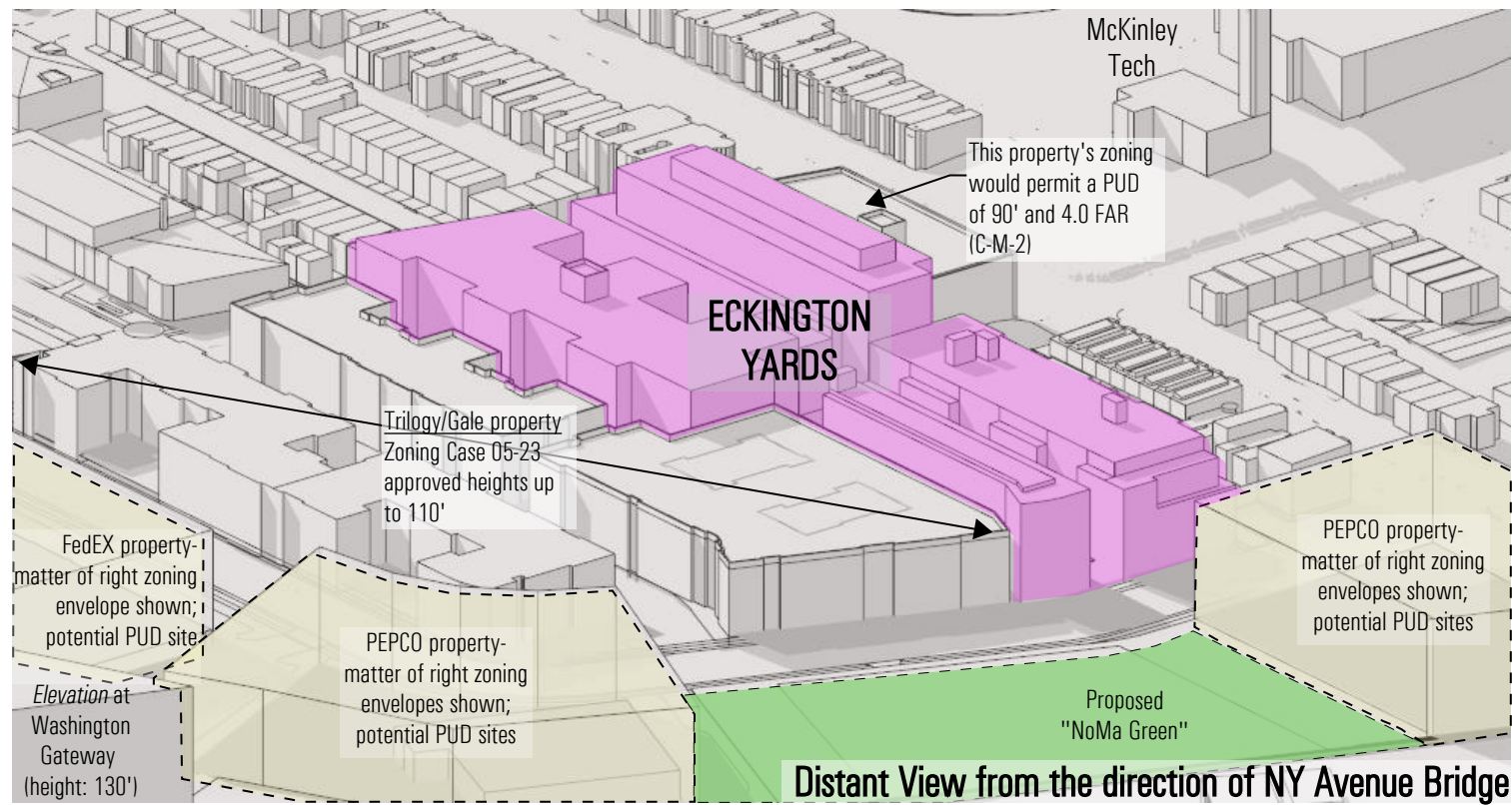
1615 Eckington Place NE, Washington, DC


 1" = 20'

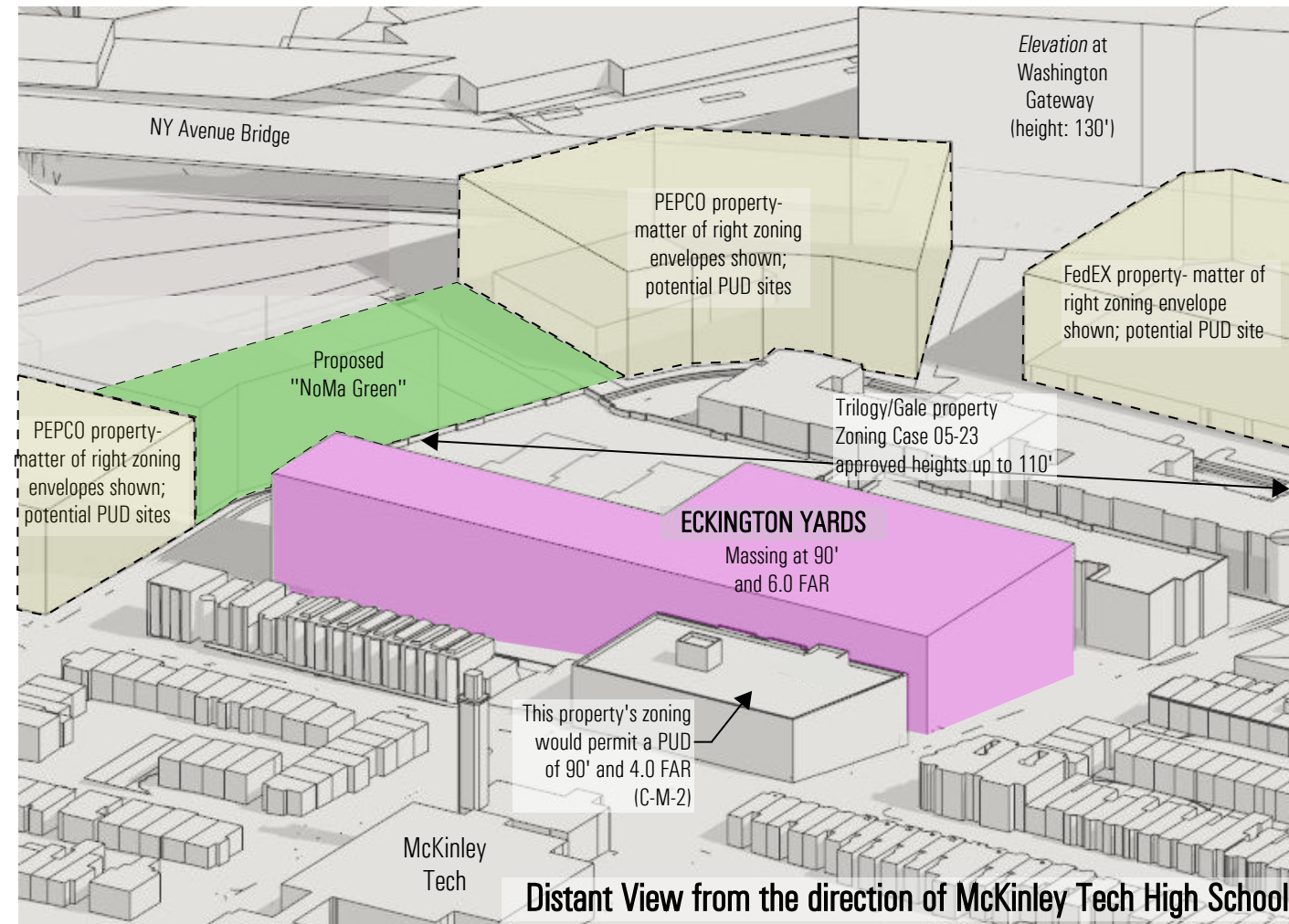
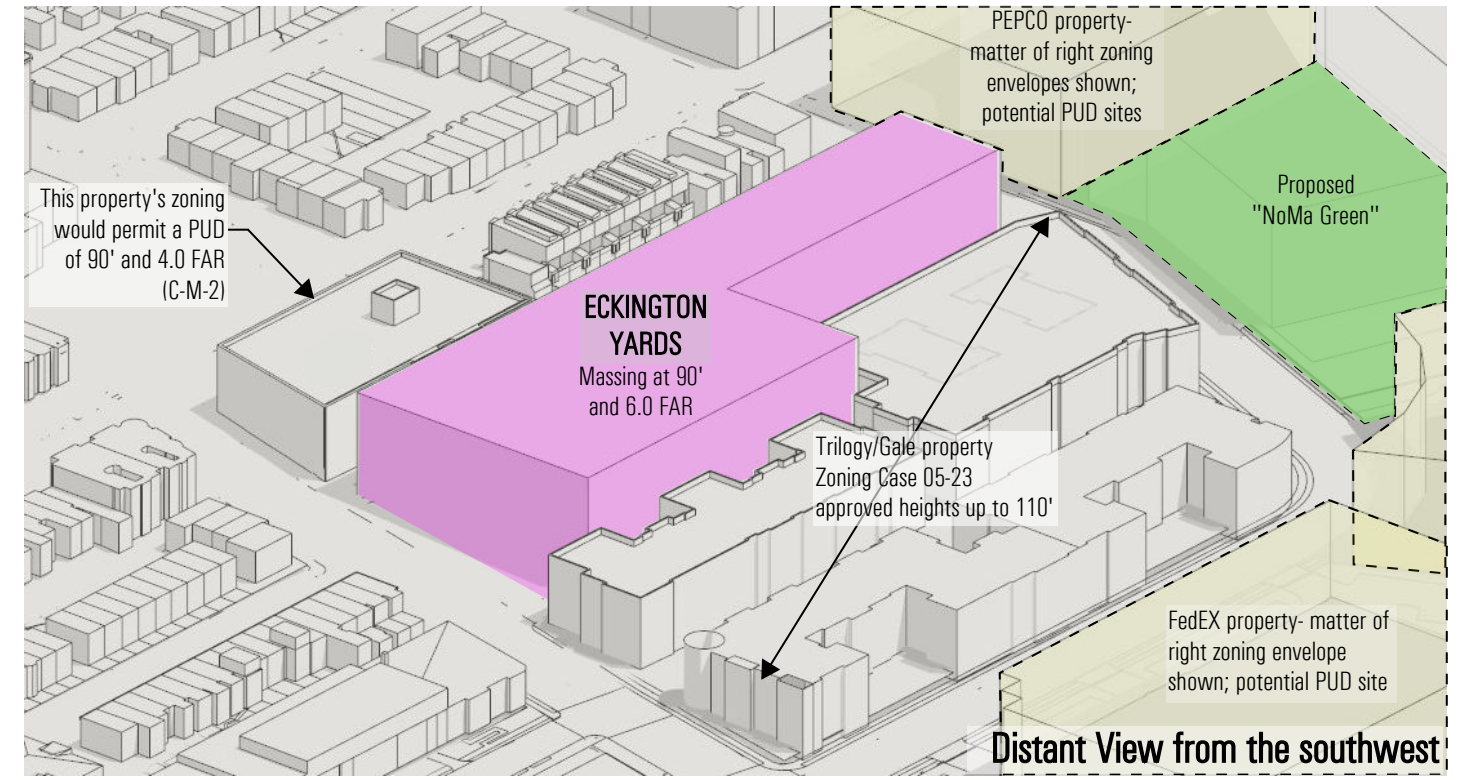
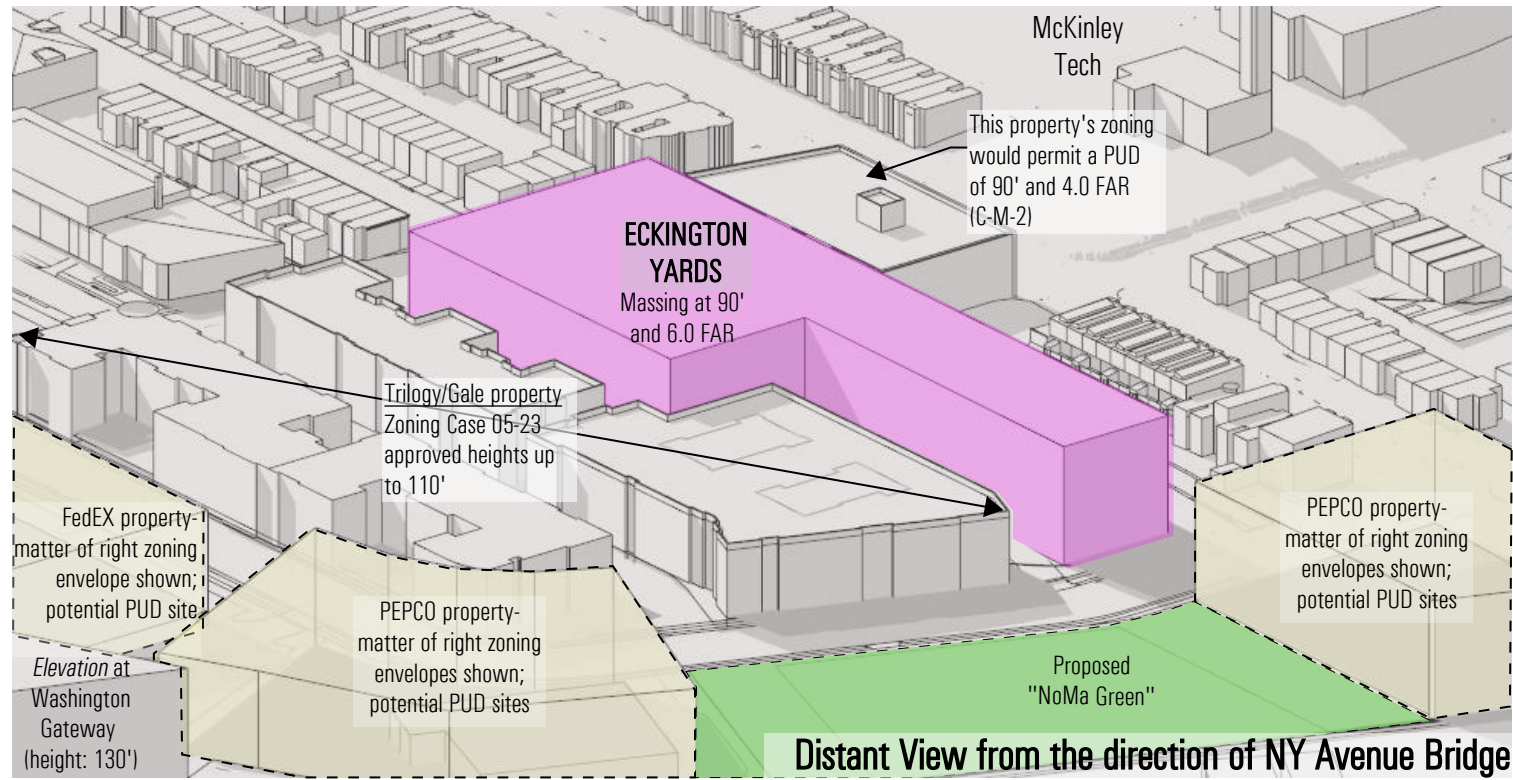
ECKINGTON YARDS NORTH ALLEY | VEHICLE MANEUVERING ANALYSIS



ECKINGTON YARDS NORTH ALLEY | VEHICLE MANEUVERING ANALYSIS



DISTANT VIEWS OF PROJECT MASSING



MATTER-OF-RIGHT MASSING EXAMPLE

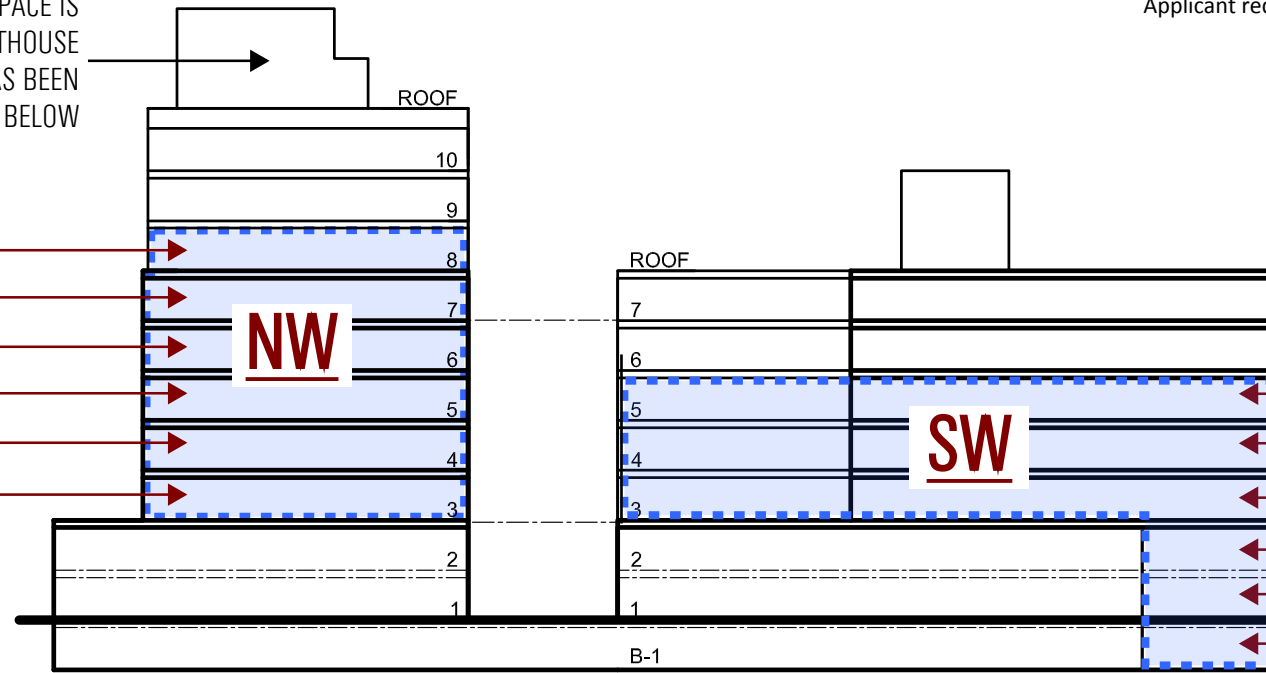
	STUDIO	1-BR JR	1BR	2BR 1-BA	2BR 2-BA	3BR 2-BA	MULTI-LVL	TOTAL
TOTAL UNIT COUNT	48	136	231	111	69	24	76	695
% of Total	7%	20%	33%	16%	10%	3%	11%	
Afford. Units by Type	4	11	18	9	6	2	6	56
Afford. Types % of Total	7%	20%	33%	16%	10%	3%	11%	

Note: Multi-level units are counted at the lowest/entry level only. (These units have 2 or 3 bedrooms.)
Applicant requests +/- 10% flexibility in unit count due to the schematic nature of the plans.

446 GSF ADDITIONAL 50%AMI UNIT SPACE IS GENERATED BY USE OF THE NW PENTHOUSE HABITABLE SPACE. SUCH UNIT HAS BEEN INCORPORATED BELOW

NW TOTAL: 13 AFFORDABLE UNITS

- (1) AFFORDABLE UNITS PER FLOOR (8TH)
- (2) AFFORDABLE UNITS PER FLOOR (7TH)
- (2) AFFORDABLE UNITS PER FLOOR (6TH)
- (3) AFFORDABLE UNITS PER FLOOR (5TH)
- (3) AFFORDABLE UNITS PER FLOOR (4TH)
- (2) AFFORDABLE UNITS PER FLOOR (3RD)



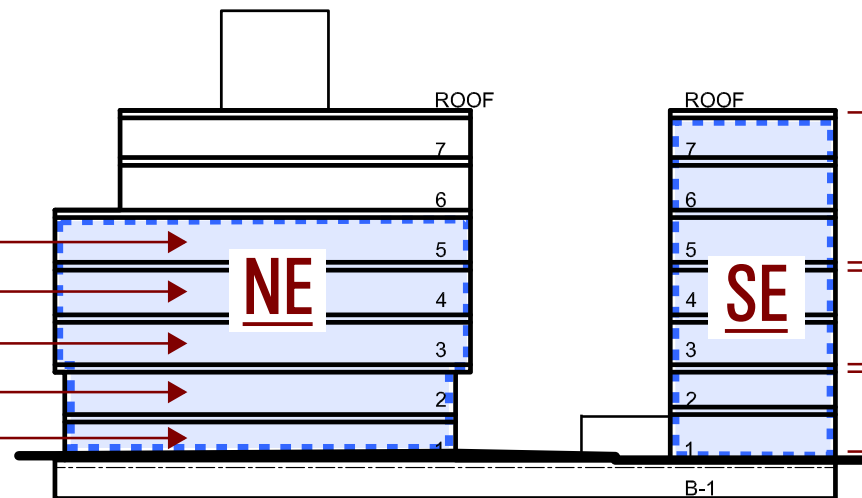
WEST BUILDINGS SECTION (W-W)

SW TOTAL: 26 AFFORDABLE UNITS

- (6) AFFORDABLE UNITS PER FLOOR (5TH)
- (6) AFFORDABLE UNITS PER FLOOR (4TH)
- (6) AFFORDABLE UNITS PER FLOOR (3RD)
- (2) AFFORDABLE UNITS PER FLOOR (2ND)
- (3) AFFORDABLE UNITS PER FLOOR (1ST)
- (3) AFFORDABLE UNITS PER FLOOR (B-1)

NE TOTAL: 12 AFFORDABLE UNITS

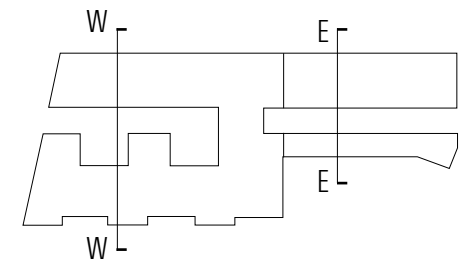
- (3) AFFORDABLE UNITS PER FLOOR (5TH)
- (3) AFFORDABLE UNITS PER FLOOR (4TH)
- (3) AFFORDABLE UNITS PER FLOOR (3RD)
- (2) AFFORDABLE UNITS PER FLOOR (2ND)
- (1) AFFORDABLE UNITS PER FLOOR (1ST)



EAST BUILDINGS SECTION (E-E)

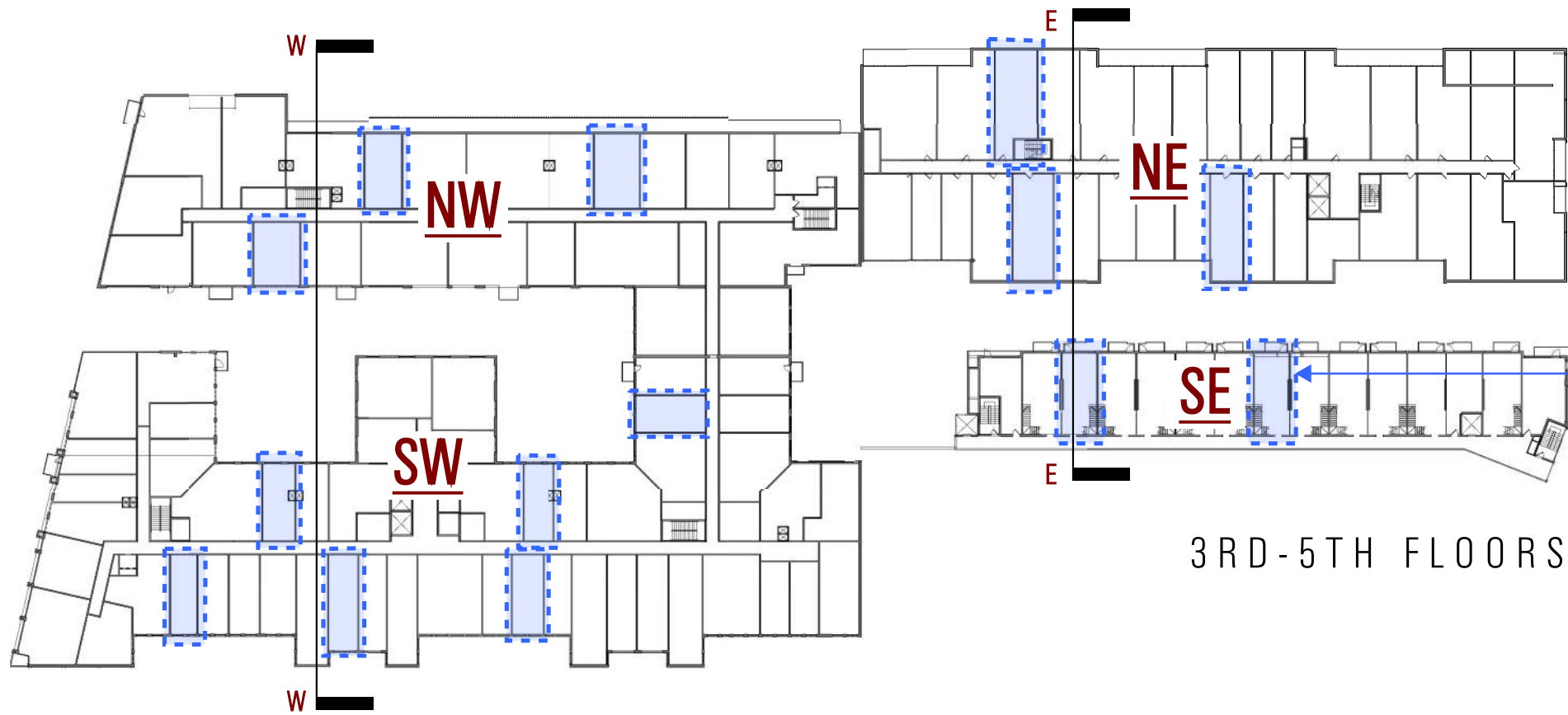
SE TOTAL: 5 AFFORDABLE UNITS

- (1) 3 STORY AFFORDABLE UNIT (5TH-7TH)
- (2) 2 STORY AFFORDABLE UNITS (3RD-4TH)
- (2) 2 STORY AFFORDABLE UNITS (1ST-2ND)



NOTE : FINAL LOCATION OF AFFORDABLE HOUSING UNITS MAY BE ADJUSTED TO REFLECT THE FINAL UNIT LAYOUT, COUNT AND MIX, PROVIDED THAT THE DISTRIBUTION OF AFFORDABLE UNITS BY FLOOR WILL REMAIN CONSISTENT WITH THE PLANS AND SECTIONS. THE LOCATION OF THE AFFORDABLE UNITS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.

AFFORDABLE UNITS | SECTION DIAGRAMS

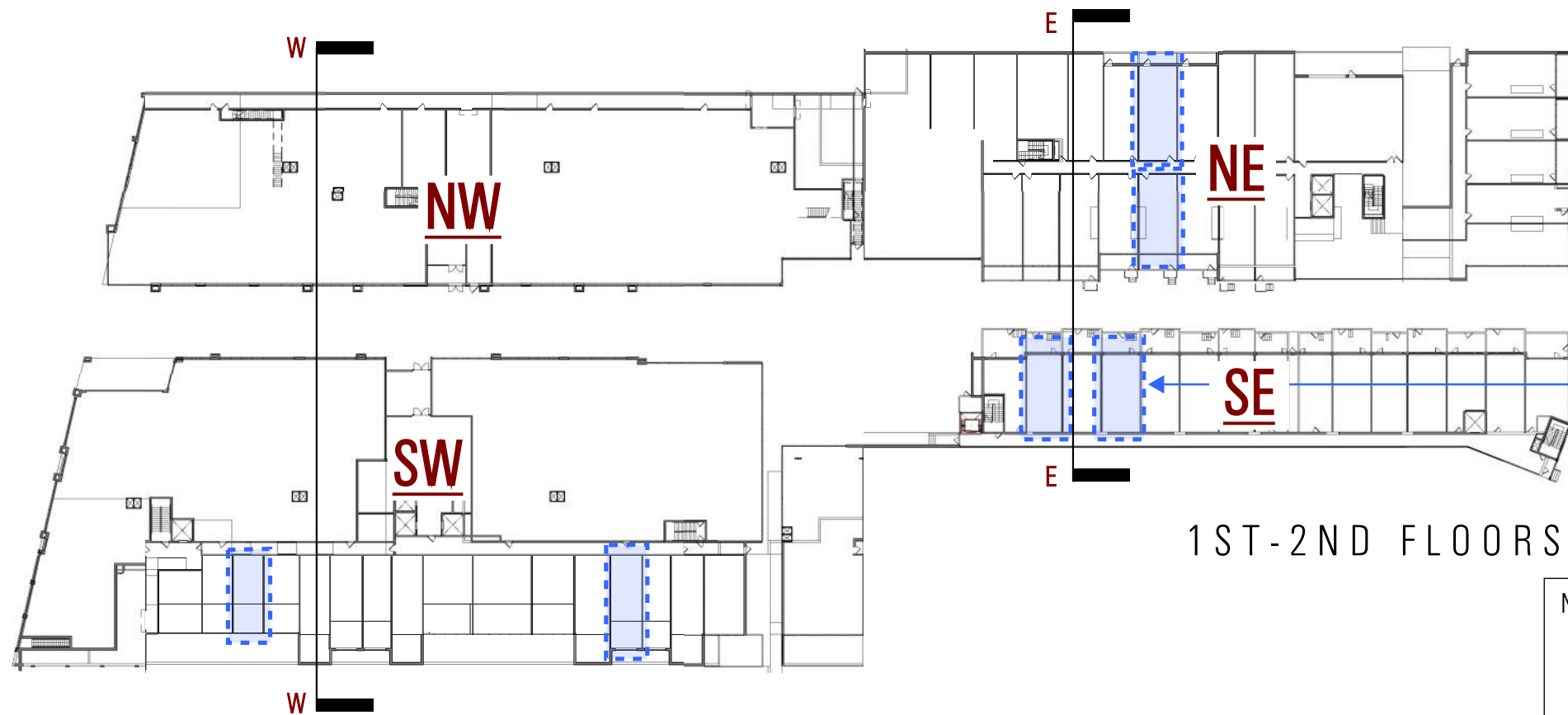


3RD-5TH FLOORS

3RD-5TH FLOORS

NW BLDG: (2-3) AFFORDABLE UNITS PER FLOOR
 SW BLDG: (6) AFFORDABLE UNITS PER FLOOR
 NE BLDG: (3) AFFORDABLE UNITS PER FLOOR
 SE BLDG: (1-2) AFFORDABLE UNITS (2-STORY)

POTENTIAL AFFORDABLE HOUSING LOCATIONS



1ST-2ND FLOORS

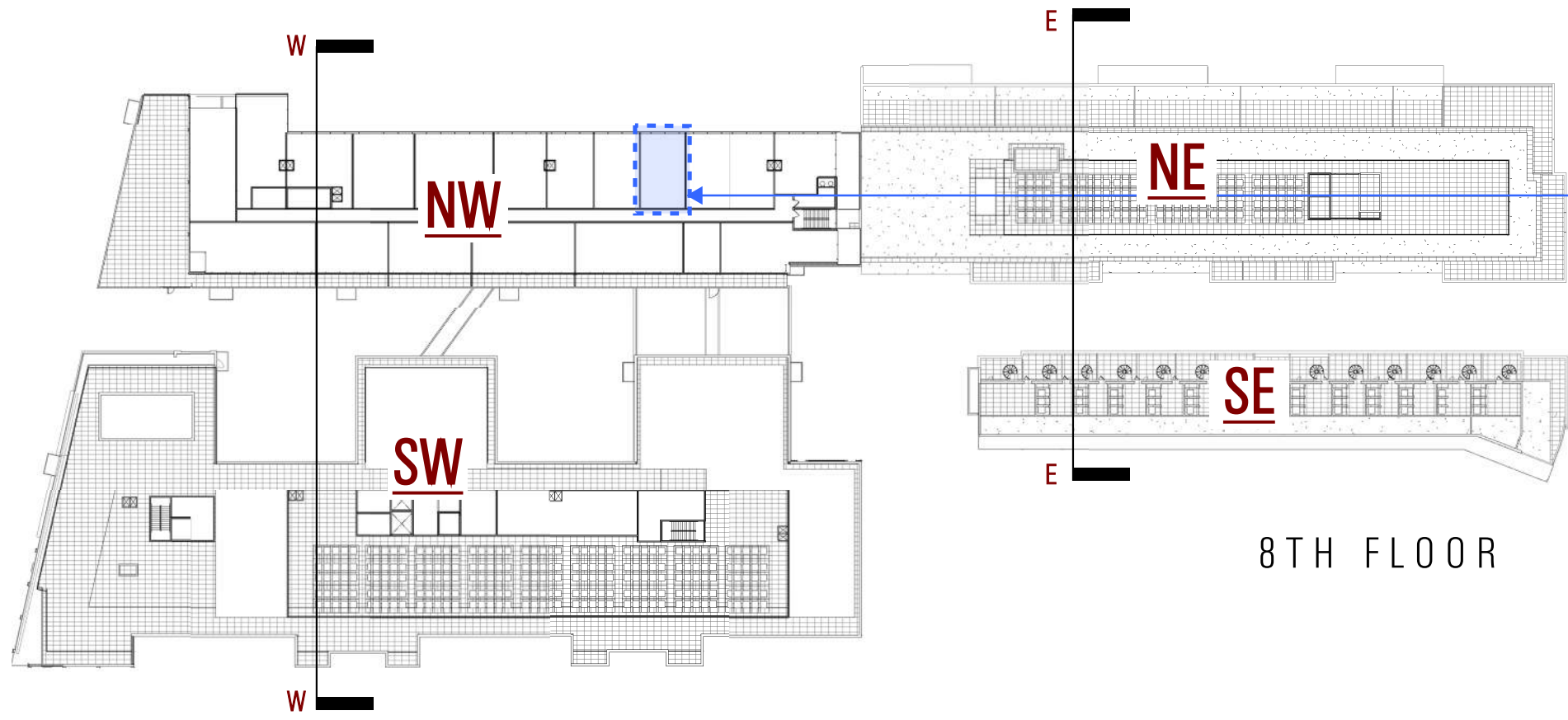
1ST-2ND FLOORS

SW BLDG: (2-3) AFFORDABLE UNITS PER FLOOR
SW BLDG INCLUDES 2-STORY UNITS
 NE BLDG: (1-2) AFFORDABLE UNITS PER FLOOR
 SE BLDG: (2) AFFORDABLE UNITS (2-STORY)

POTENTIAL AFFORDABLE HOUSING LOCATIONS

NOTE : FINAL LOCATION OF AFFORDABLE HOUSING UNITS MAY BE ADJUSTED TO REFLECT THE FINAL UNIT LAYOUT, COUNT AND MIX, PROVIDED THAT THE DISTRIBUTION OF AFFORDABLE UNITS BY FLOOR WILL REMAIN CONSISTENT WITH THE PLANS AND SECTIONS. THE LOCATION OF THE AFFORDABLE UNITS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.

AFFORDABLE UNITS | PLAN DIAGRAMS (1ST-5TH FLOORS)

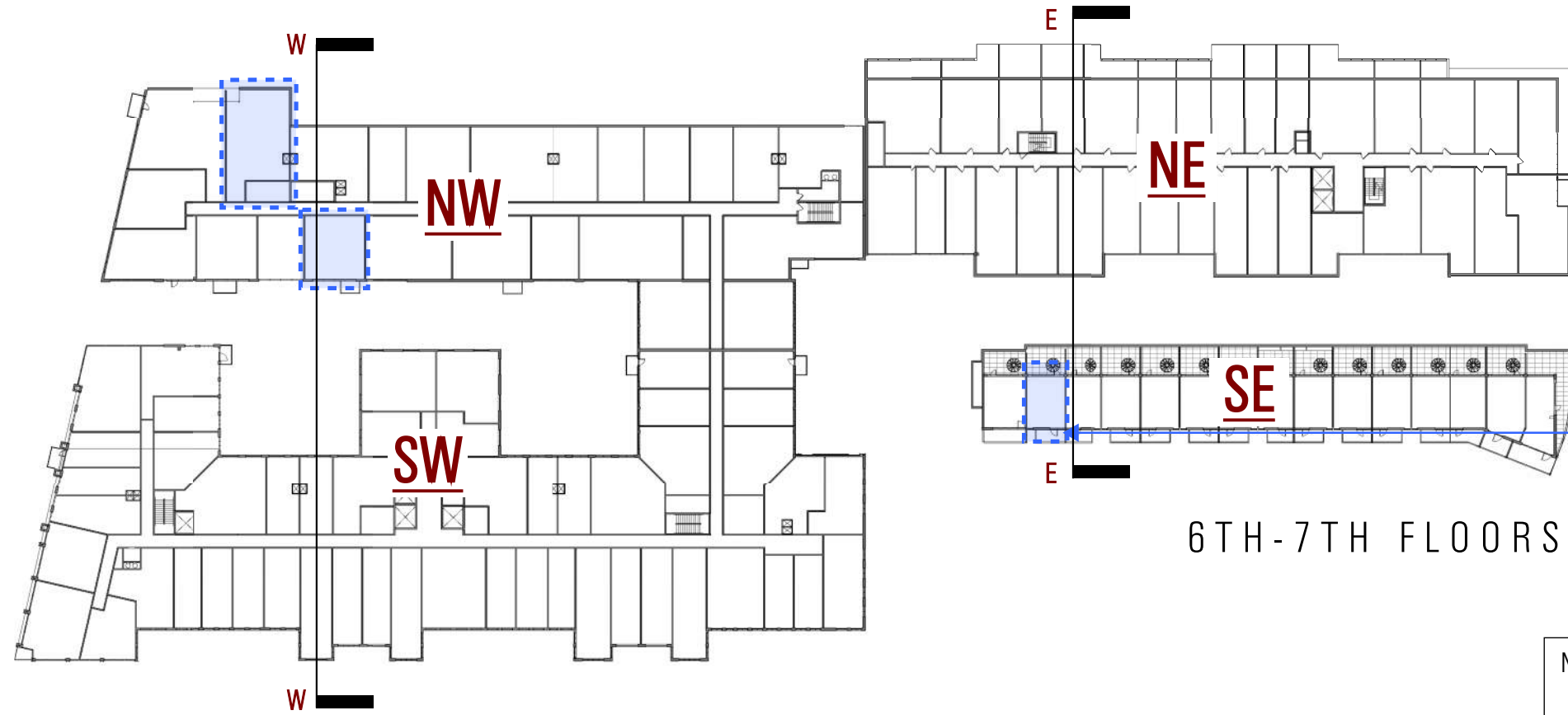


8TH FLOOR

NW BLDG: (1) AFFORDABLE UNIT PER FLOOR

POTENTIAL AFFORDABLE HOUSING LOCATIONS

8TH FLOOR



6TH-7TH FLOORS

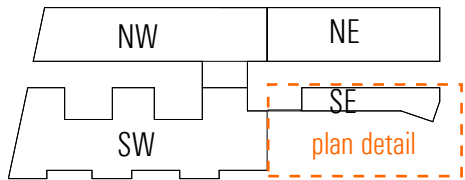
NW BLDG: (2) AFFORDABLE UNITS PER FLOOR
 SE BLDG: (1) AFFORDABLE UNIT
 (3-STORY UNIT ON 5TH-8TH FLOORS)

POTENTIAL AFFORDABLE HOUSING LOCATIONS

6TH-7TH FLOORS

NOTE : FINAL LOCATION OF AFFORDABLE HOUSING UNITS MAY BE ADJUSTED TO REFLECT THE FINAL UNIT LAYOUT, COUNT AND MIX, PROVIDED THAT THE DISTRIBUTION OF AFFORDABLE UNITS BY FLOOR WILL REMAIN CONSISTENT WITH THE PLANS AND SECTIONS. THE LOCATION OF THE AFFORDABLE UNITS ARE

AFFORDABLE UNITS | PLAN DIAGRAMS (6TH-8TH FLOORS)



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.

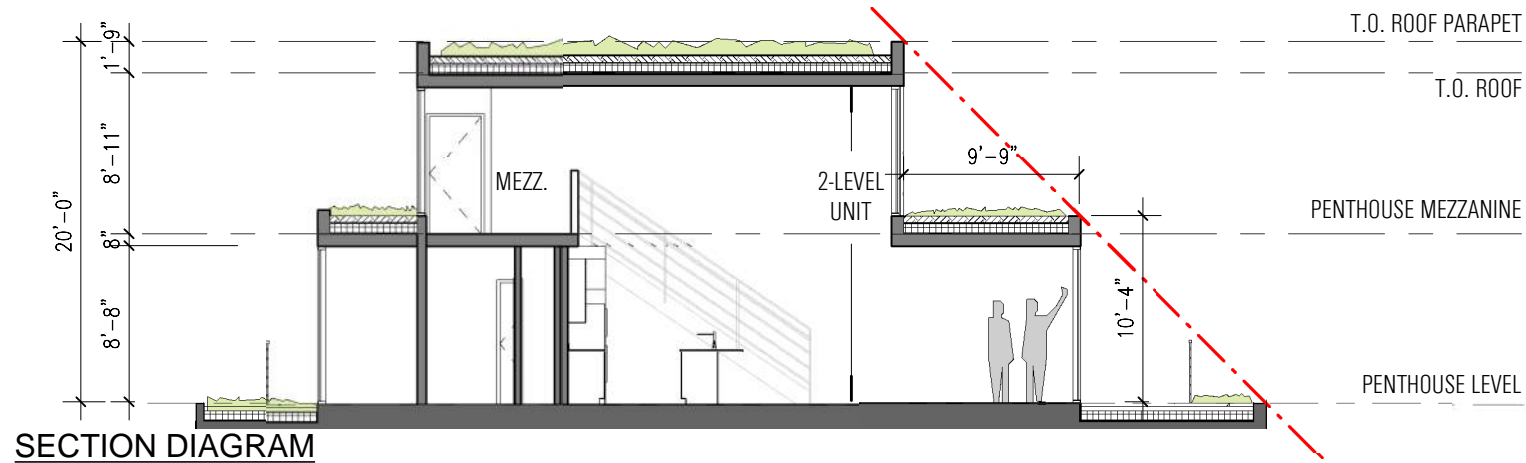


ALL PRIMARY HABITABLE SPACES ARE ORIENTED TOWARD THE COURTYARD. THEY ARE GIVEN GENEROUS WINDOW OPENINGS.

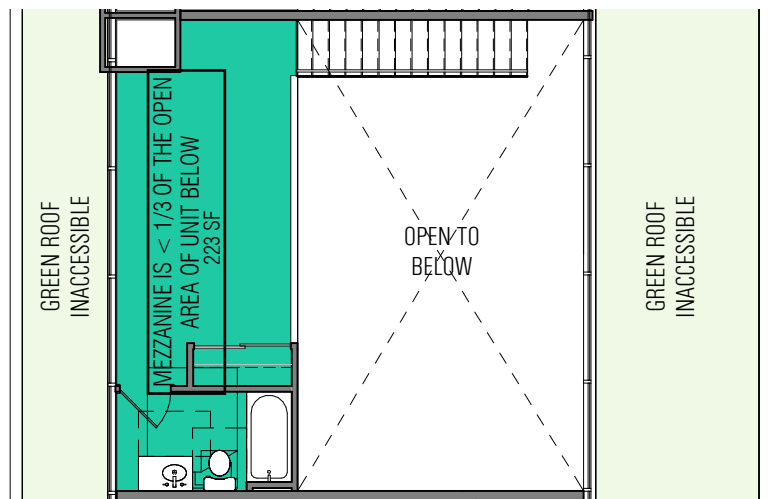
ALL SECONDARY/SUPPORT SPACES ARE ORIENTED TOWARD THE PROPERTY LINE. THERE ARE FEW WINDOWS, AND THE OPENINGS ARE SMALL.

- PRIMARY SPACE LEGEND**
- LR - LIVING ROOM
 - BR - BEDROOM
- SECONDARY SPACE LEGEND**
- B - BATHROOM
 - C - CLOSET
 - K - KITCHEN
 - SH- SHAFT STAIRS
 - ELEVATORS
 - LOADING DOCK
 - CORRIDOR

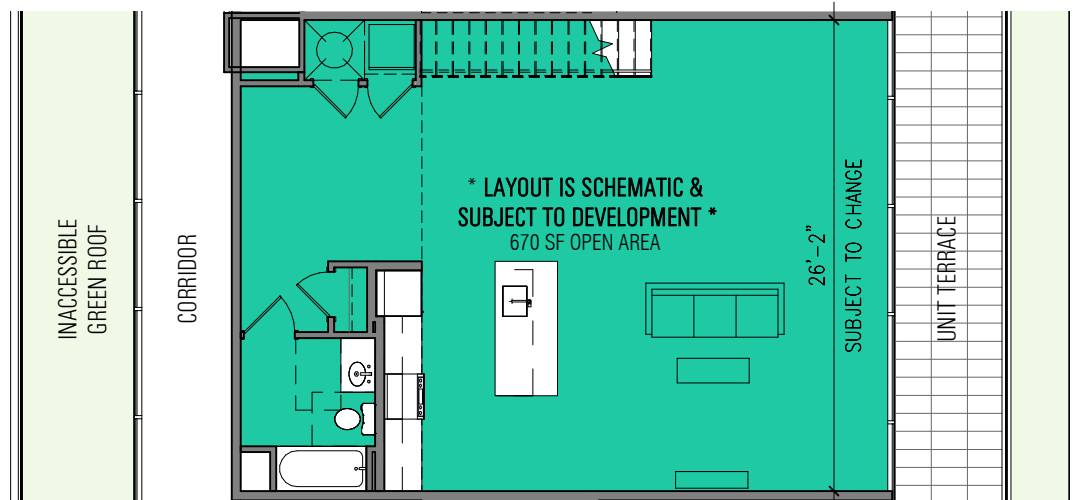
GALE APARTMENTS | UNIT PLAN DIAGRAM



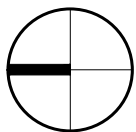
SECTION DIAGRAM



MEZZANINE PLAN DIAGRAM



PH PLAN DIAGRAM

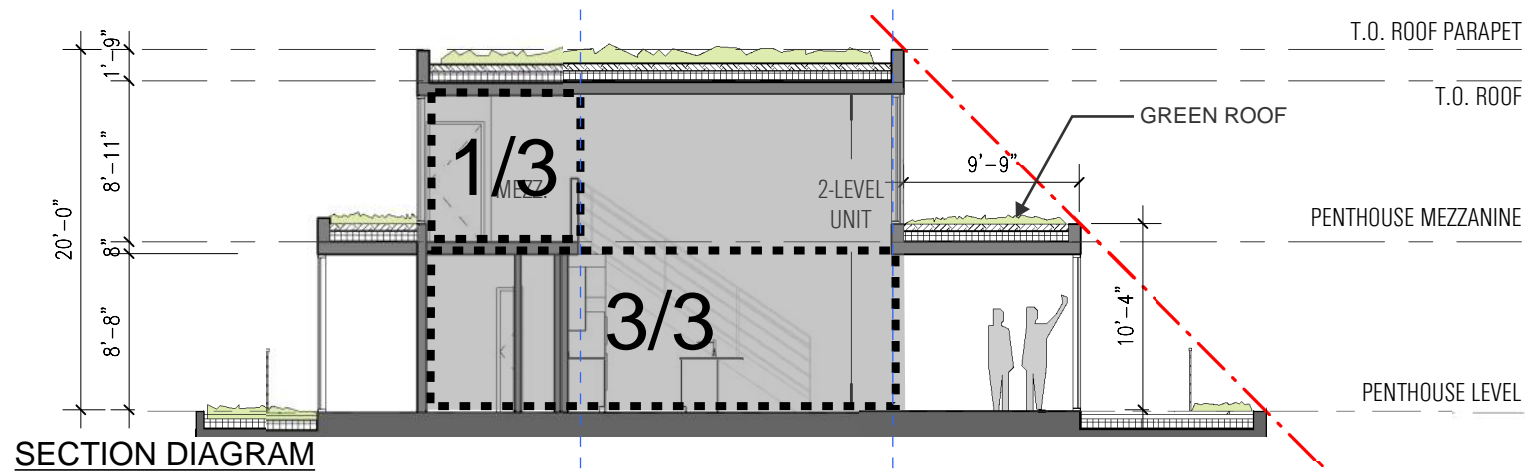


Note:

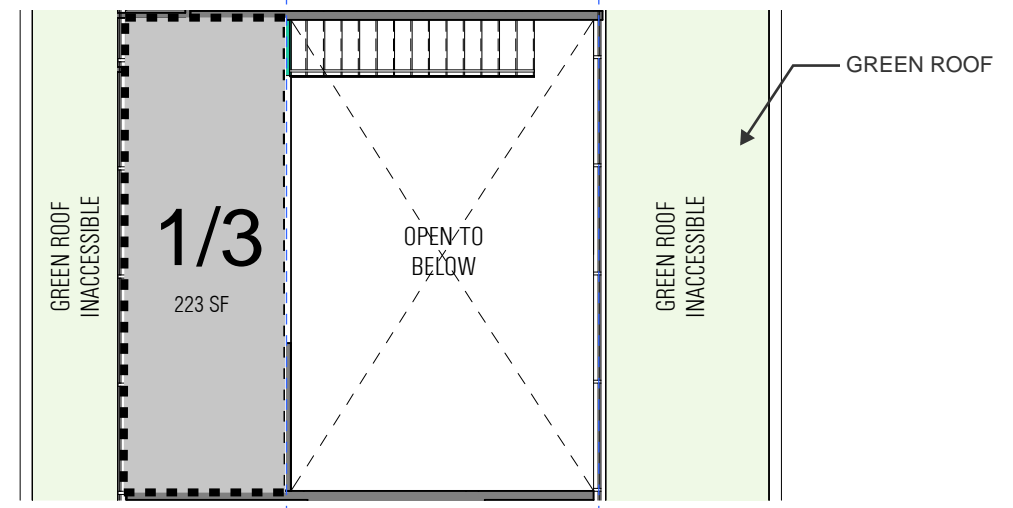
The exterior elevations, door & window sizes and locations, interior partition and structural locations, configuration & layout, the number, size and location of residential units, stairs, outdoor spaces and balconies are shown for illustrative purposes and are subject to change.



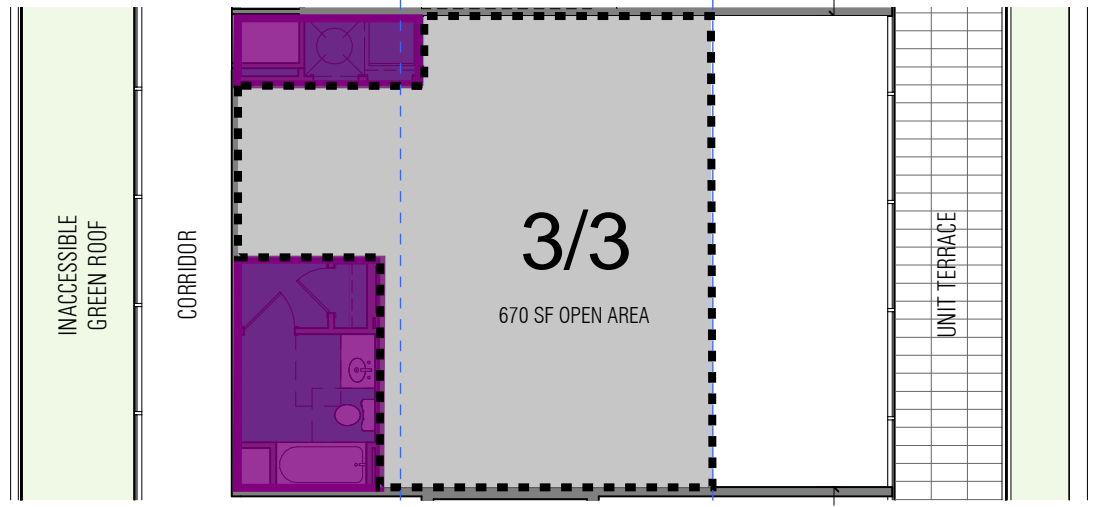
PENTHOUSE / MEZZANINE STUDIES



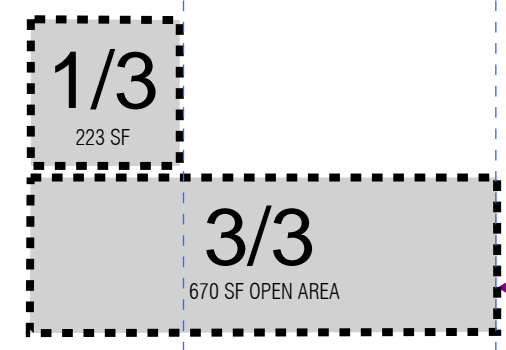
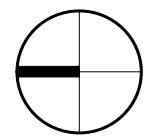
SECTION DIAGRAM



MEZZANINE PLAN DIAGRAM



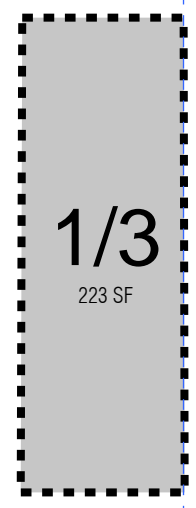
PH PLAN DIAGRAM



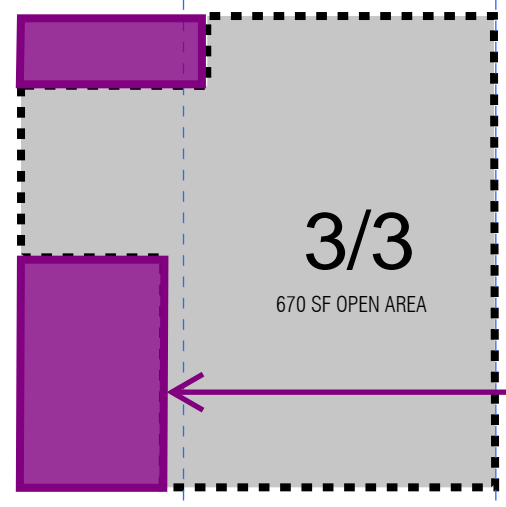
SECTION DIAGRAM

MEZZANINE.- a floor space within a story between its floor and the floor or roof next above it and having an area of not more than one-third (1/3) of the area of the floor immediately below. DCMR 199.1

THE PROPOSED MEZZANINE IS <1/3 OF THE FLOOR IMMEDIATELY BELOW.



MEZZANINE PLAN DIAGRAM



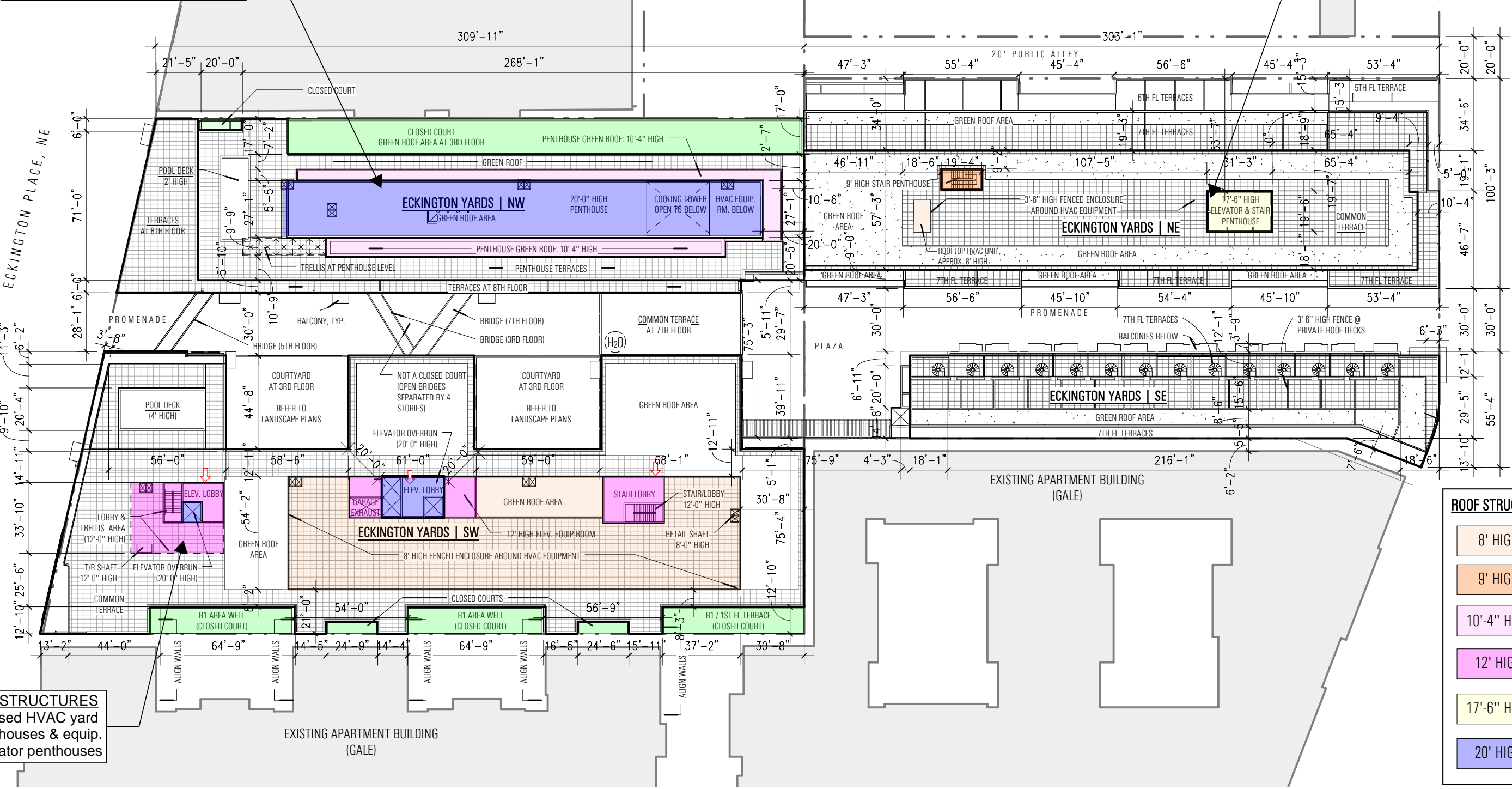
PH PLAN DIAGRAM

The "enclosed" portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. IBC 2012 505.2.1

PENTHOUSE / MEZZANINE DIAGRAMS

NW BLDG | ROOF STRUCTURES
 10'-4" high for lower penthouse
 20'-0" high for main penthouse

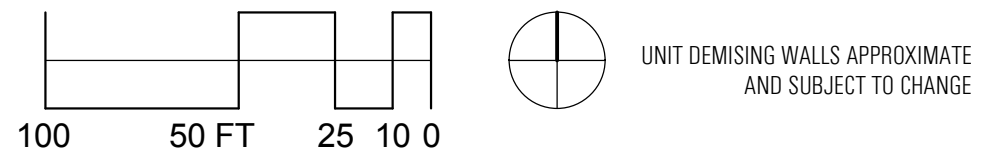
NW BLDG | ROOF STRUCTURES
 9'-0" high for stair penthouse enclo.
 17'-6" high for elevator penthouse



SW BLDG | ROOF STRUCTURES
 8'-0" for non-enclosed HVAC yard
 12'-0" for stair penthouses & equip.
 20'-0" high for elevator penthouses

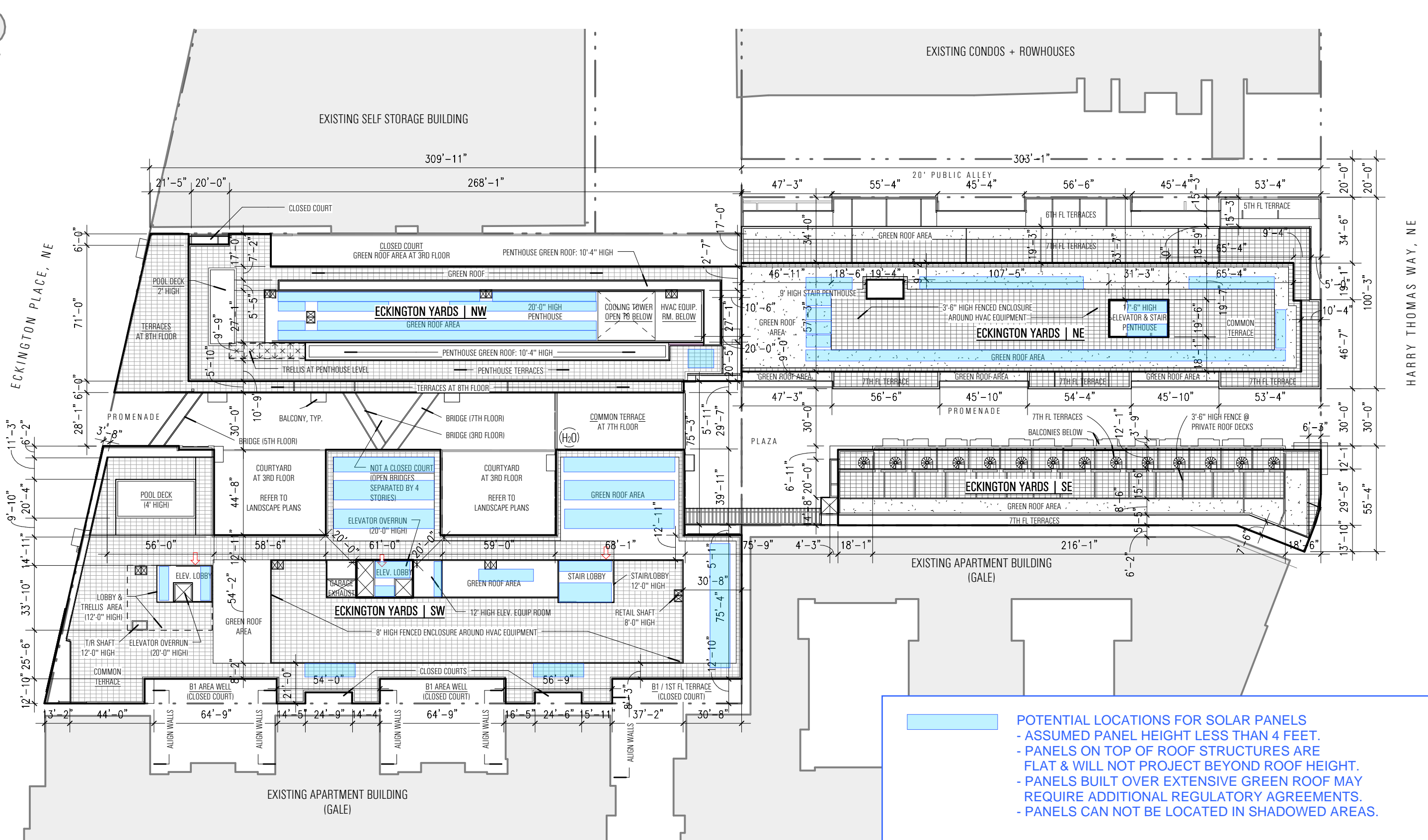
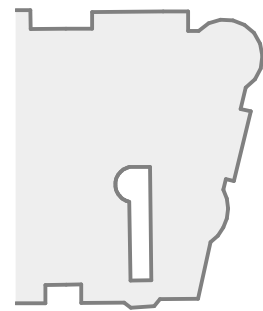
ROOF STRUCTURES	
[Light Orange Box]	8' HIGH
[Orange Box]	9' HIGH
[Light Purple Box]	10'-4" HIGH
[Purple Box]	12' HIGH
[Yellow Box]	17'-6" HIGH
[Blue Box]	20' HIGH

CLOSED COURTS	
[Green Box]	CLOSED COURTS



Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

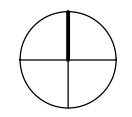
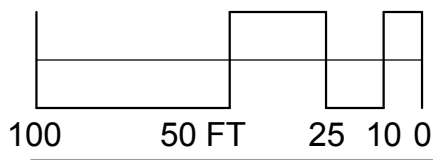
ROOF STRUCTURES & COURTS



POTENTIAL LOCATIONS FOR SOLAR PANELS

- ASSUMED PANEL HEIGHT LESS THAN 4 FEET.
- PANELS ON TOP OF ROOF STRUCTURES ARE FLAT & WILL NOT PROJECT BEYOND ROOF HEIGHT.
- PANELS BUILT OVER EXTENSIVE GREEN ROOF MAY REQUIRE ADDITIONAL REGULATORY AGREEMENTS.
- PANELS CAN NOT BE LOCATED IN SHADOWED AREAS.

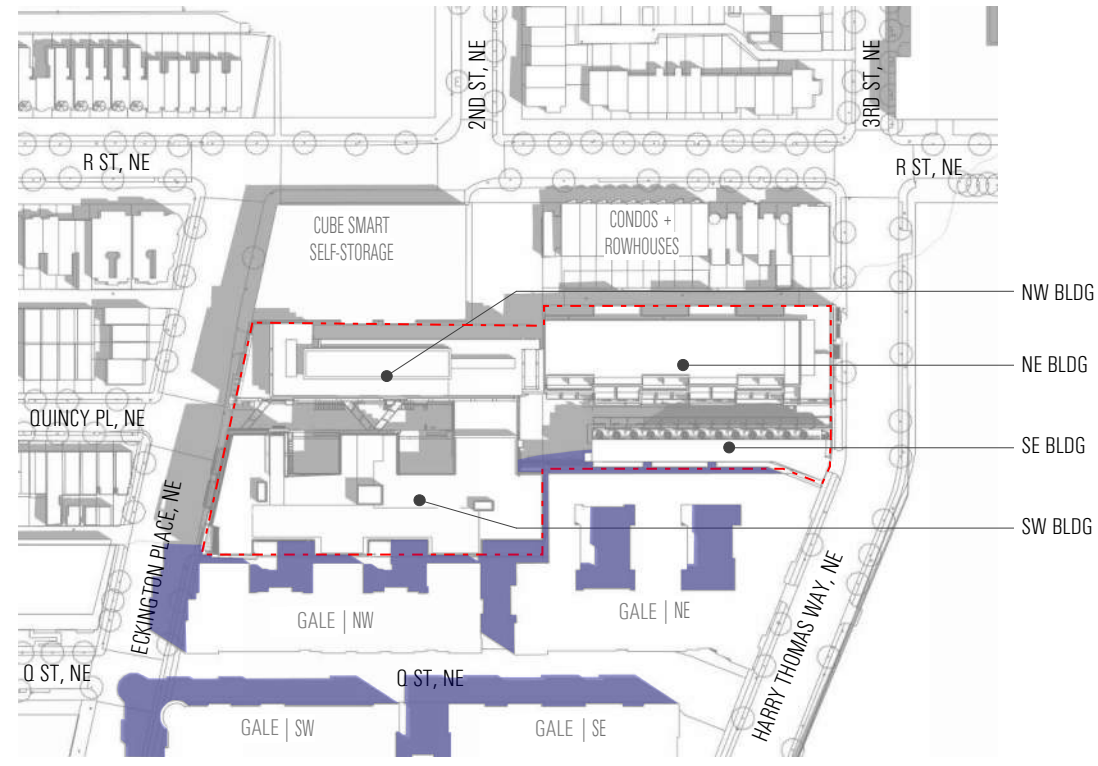
Solar panel locations and configurations shown are preliminary and may be reconfigured and/or relocated provided that at least 10,000 SF of solar panels are provided.



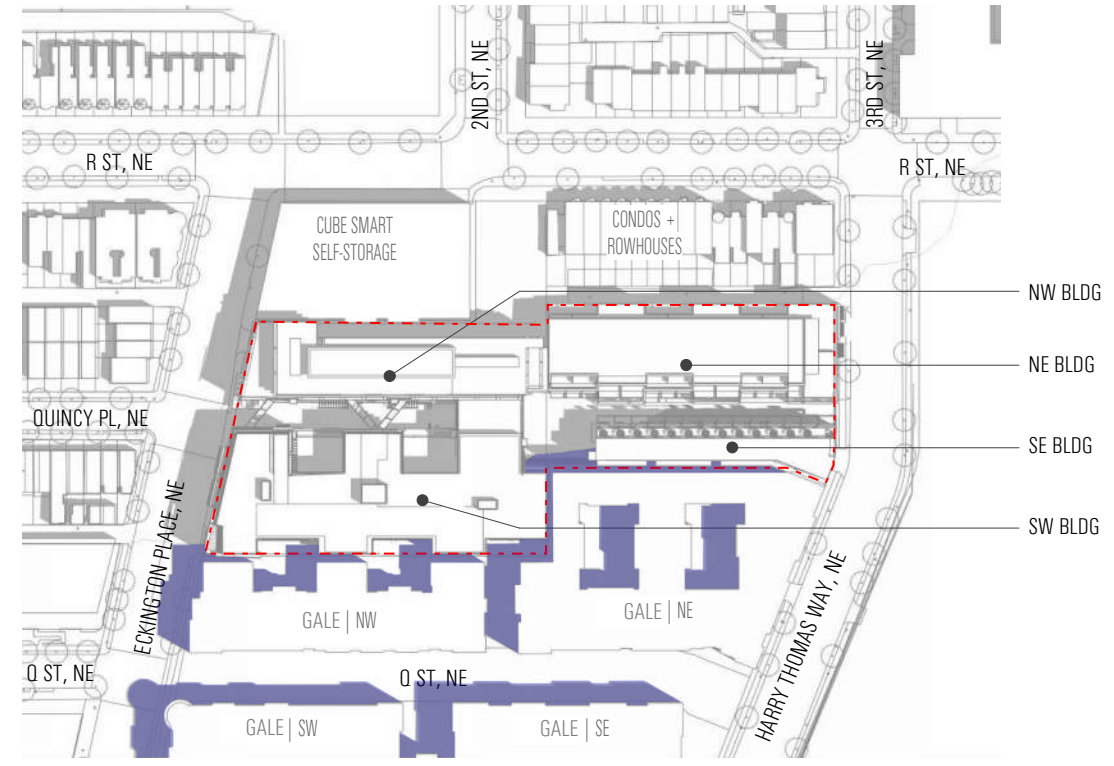
UNIT DEMISING WALLS APPROXIMATE AND SUBJECT TO CHANGE

Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

SOLAR PANELS LAYOUT



AUGUST 15 AT 10 AM | summer morning



MAY 15 AT 10 AM | spring morning

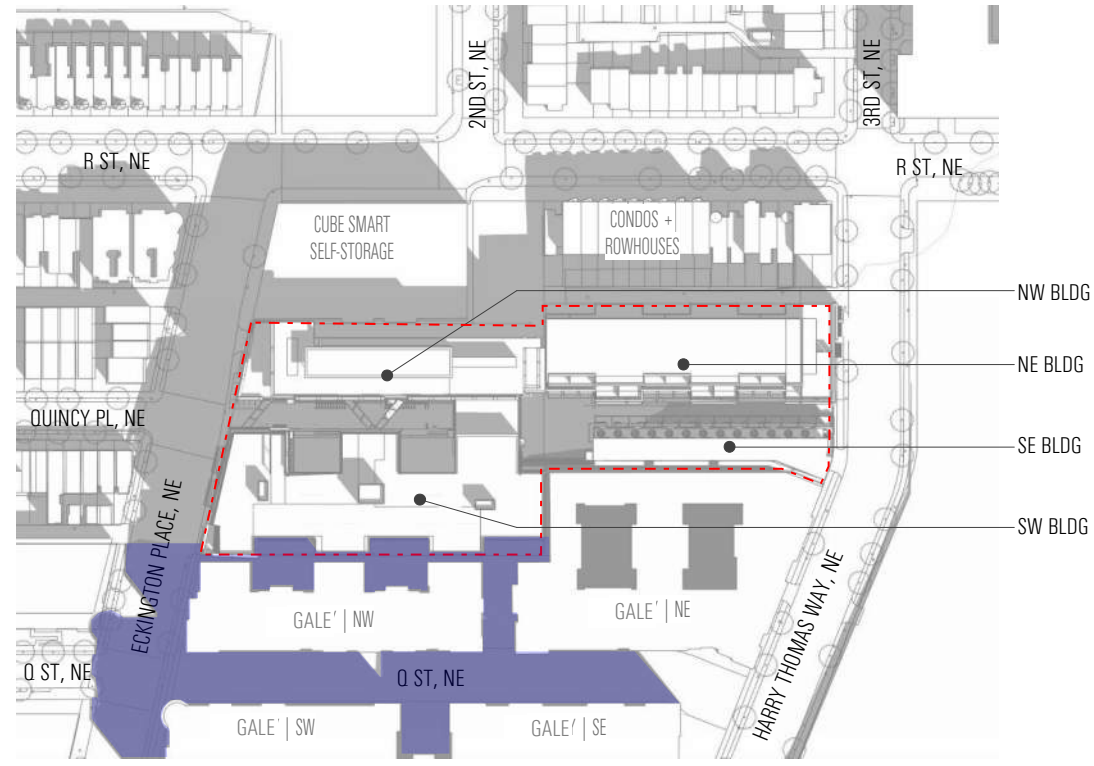


AUGUST 15 AT 2 PM | summer afternoon



MAY 15 AT 2 PM | spring afternoon

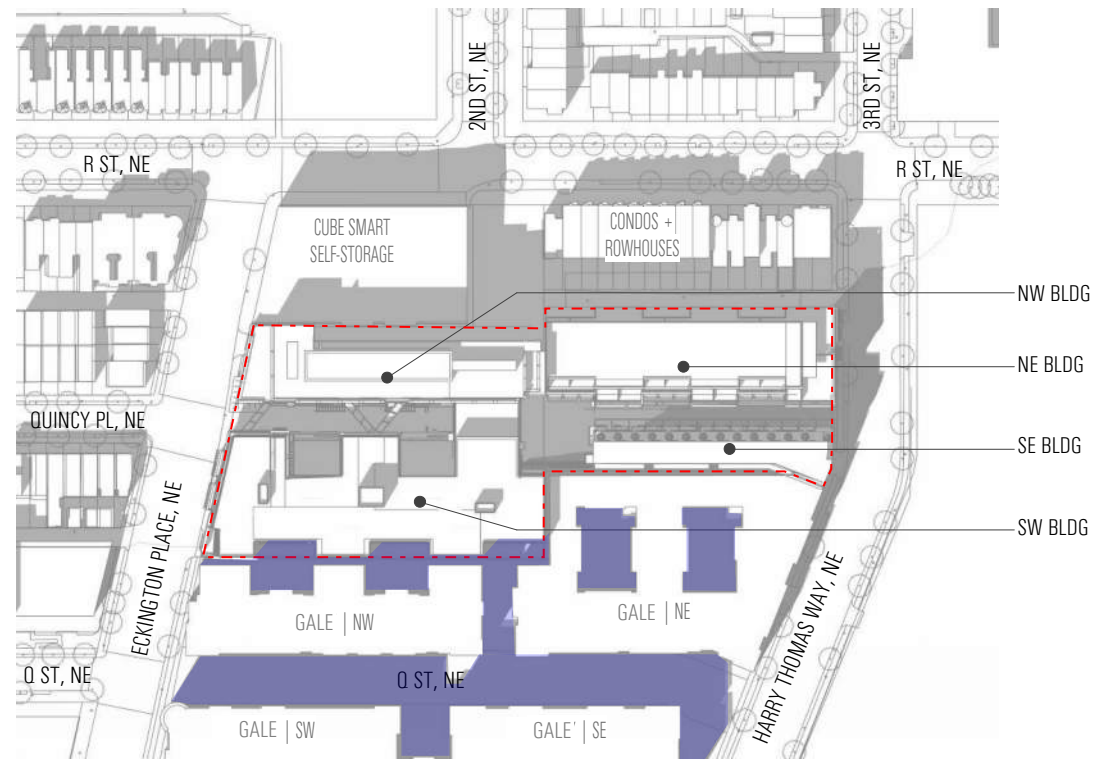
SHADOW STUDIES



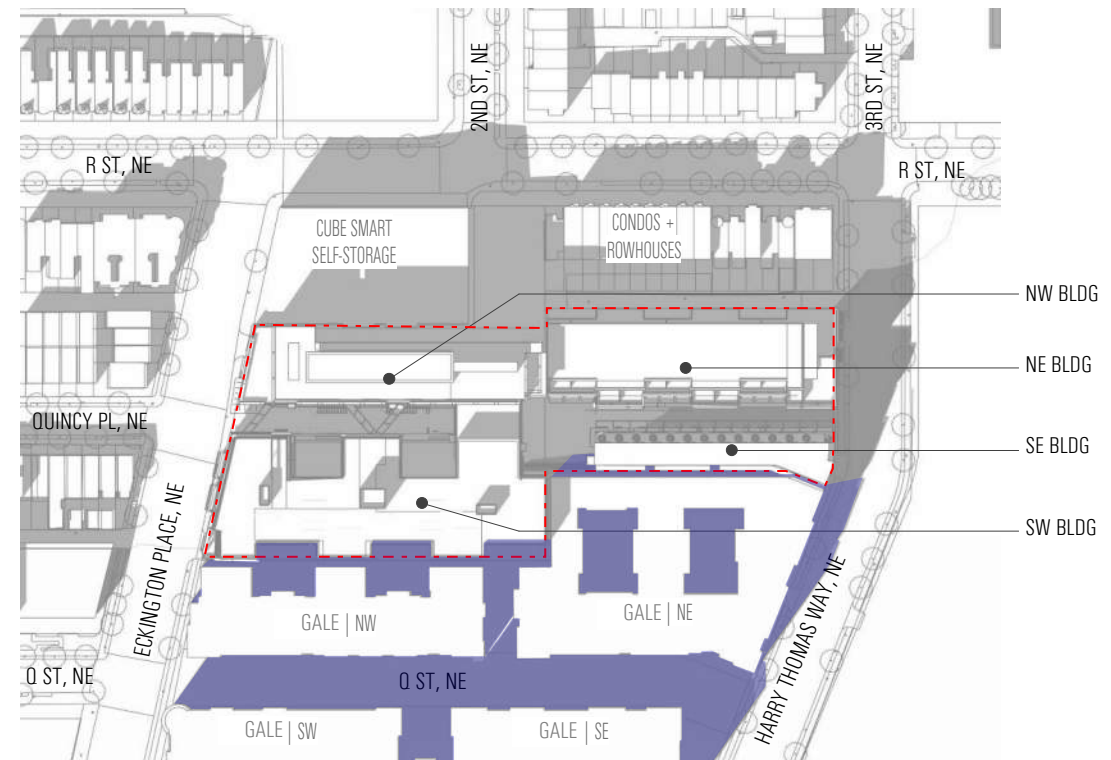
FEBRUARY 15 AT 10 AM | winter morning



NOVEMBER 15 AT 10 AM | autumn morning



FEBRUARY 15 AT 2 PM | winter afternoon



NOVEMBER 15 AT 2 PM | autumn afternoon

SHADOW STUDIES

NE Building design was altered to accommodate community's request to allow daylight on the shortest day of the year to reach the neighboring rear wall by stepping the building back as shown

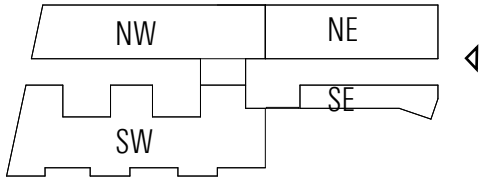
The proposed elevator penthouse was designed to be setback 1:1 from the 5th floor building face at property line. The proposed penthouse sets back from the exterior wall of the 6th floor.

Furthermore the building was set back 2 feet from the property line at the 1st and 2nd floors to give more space for maneuverability along the alley.

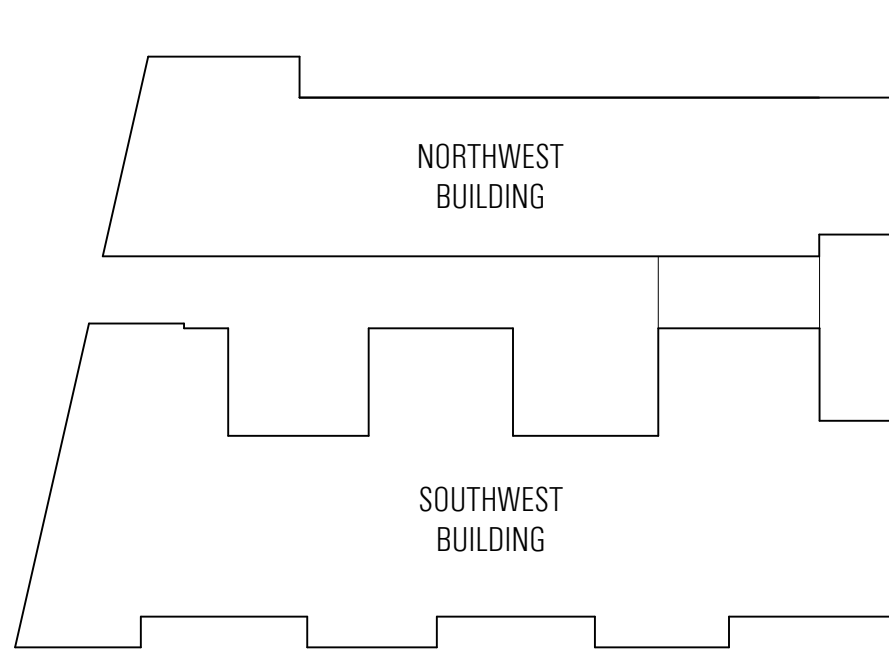


NOTE: PAGE FOR ILLUSTRATIVE PURPOSES ONLY; NOT INDICATIVE OF FINAL DESIGN.

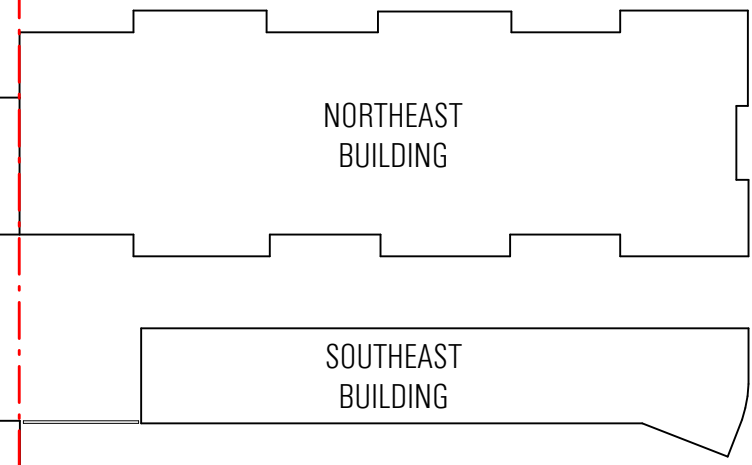
COMMUNITY INVOLVEMENT



PHASE A



PHASE B



PHASE A - WEST PARCEL

Eckington Place EY NW	
Resi GSF (includes PH+Mezz)	181,254
Retail GSF	38,055
No. of residential units	176
Building Type	Concrete
Height (measuring point to Top of roof)	Max 102'
Stories above grade	10 + PH (retail = 2 stories)
Eckington Place EY SW	
Resi GSF (incl. all B-1 units)	222,199
Retail GSF	39,129
No. of residential units	292
Building Type	Stick over podium
Height (measuring point to Top of roof)	Max 75'
Stories	7 (retail = 2 stories)

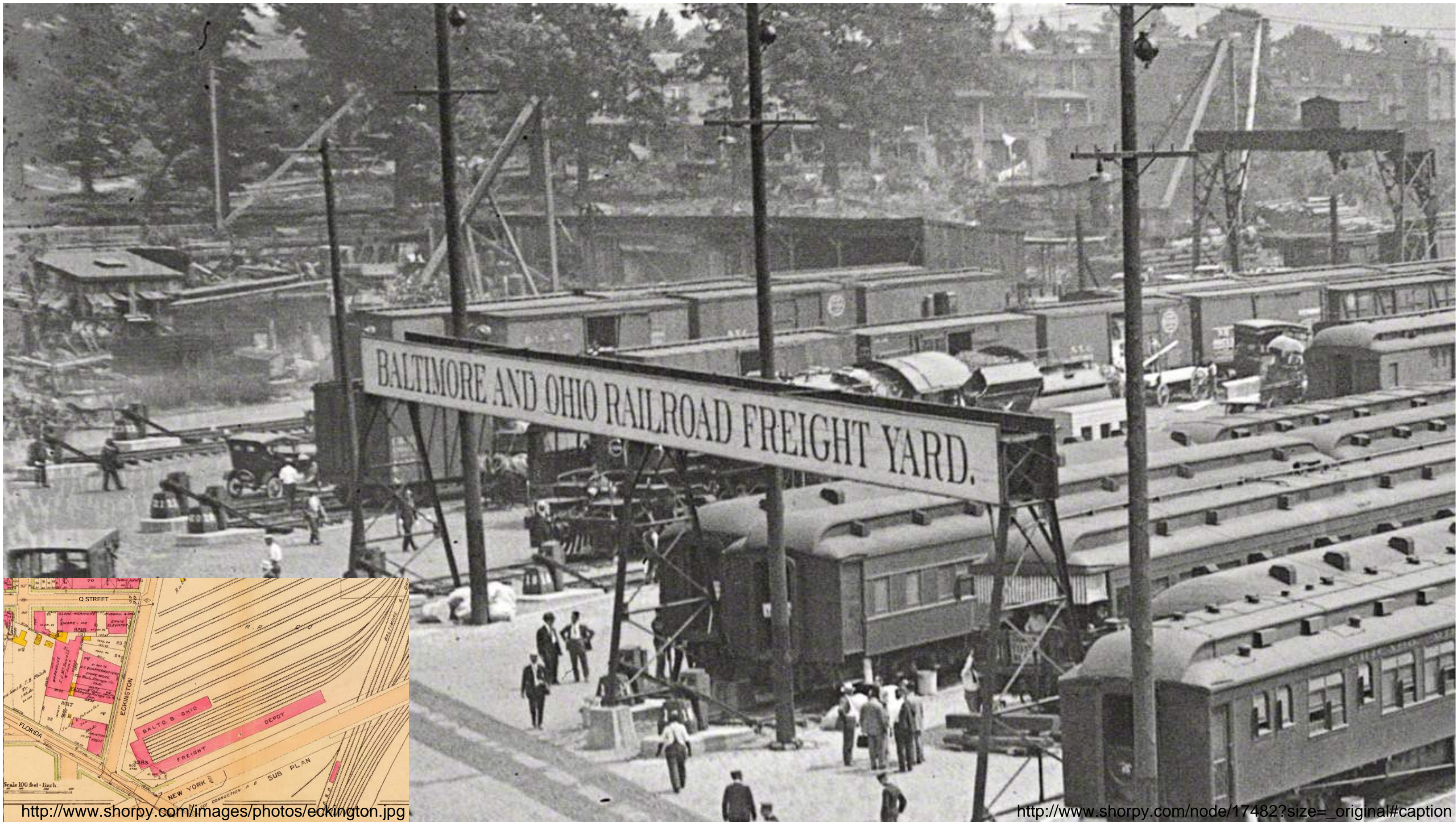
Eckington Yards West Totals	
Resi GSF (incl. non-FAR area)	403,453
Retail GSF	77,184
No. of residential units	468
Parking spaces	187
Garage Area (SF)	67,871

PHASE B - EAST PARCEL

Harry Thomas Way EY NE	
Resi GSF (includes PH+Mezz)	175,050
Retail GSF	0
No. of residential units	182
Building Type	Stick over podium
Height (measuring point to Top of roof)	Max 75'
Stories above grade	7
Harry Thomas Way EY SE	
Resi GSF (incl. all B-1 units)	61,780
Retail GSF	0
No. of residential units	45
Building Type	Stick over podium
Height (measuring point to Top of roof)	Max 75'
Stories	7

Eckington Yards East Totals	
Resi GSF (incl. non-FAR area)	236,830
Retail GSF	0
No. of residential units	227
Parking spaces	144
Garage Area (SF)	52,333

PHASING PLANS



<http://www.shorpy.com/images/photos/eckington.jpg>

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

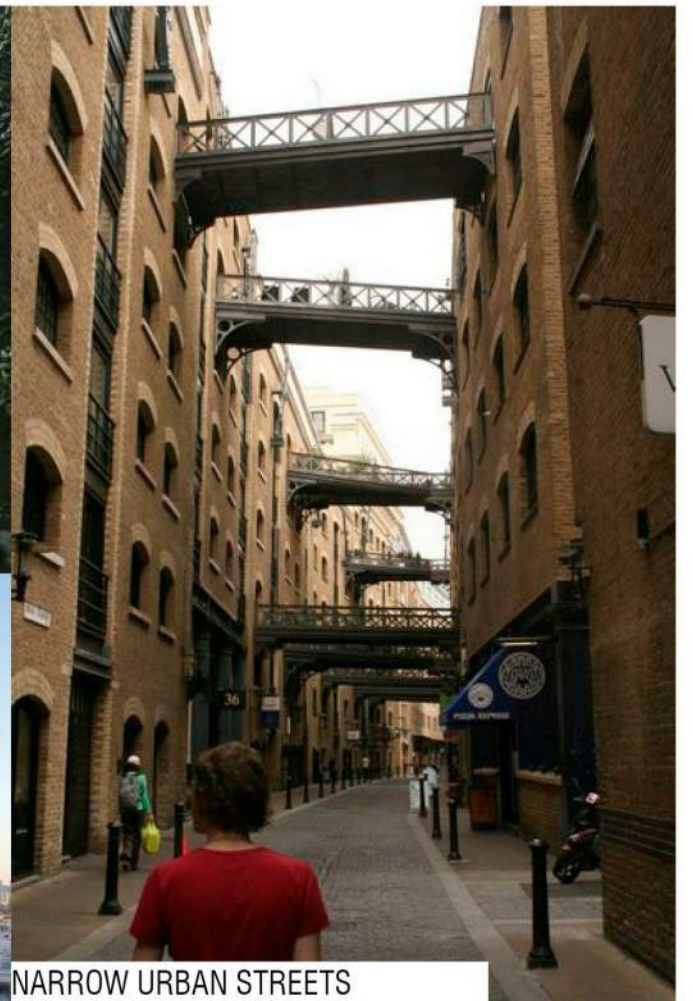
HISTORIC SITE PRECEDENT



MEATPACKING DISTRICT, NY



ESHERICK HOUSE, PHILADELPHIA



NARROW URBAN STREETS



205 WATER ST, NY



CUBE, MIAMI, FL



ART STABLE, SEATTLE



215 SULLIVAN ST, NY



THE HARLOWE, TORONTO



NEW MEXICO HIGHLANDS UNIVERSITY

ARCHITECTURAL PRECEDENTS