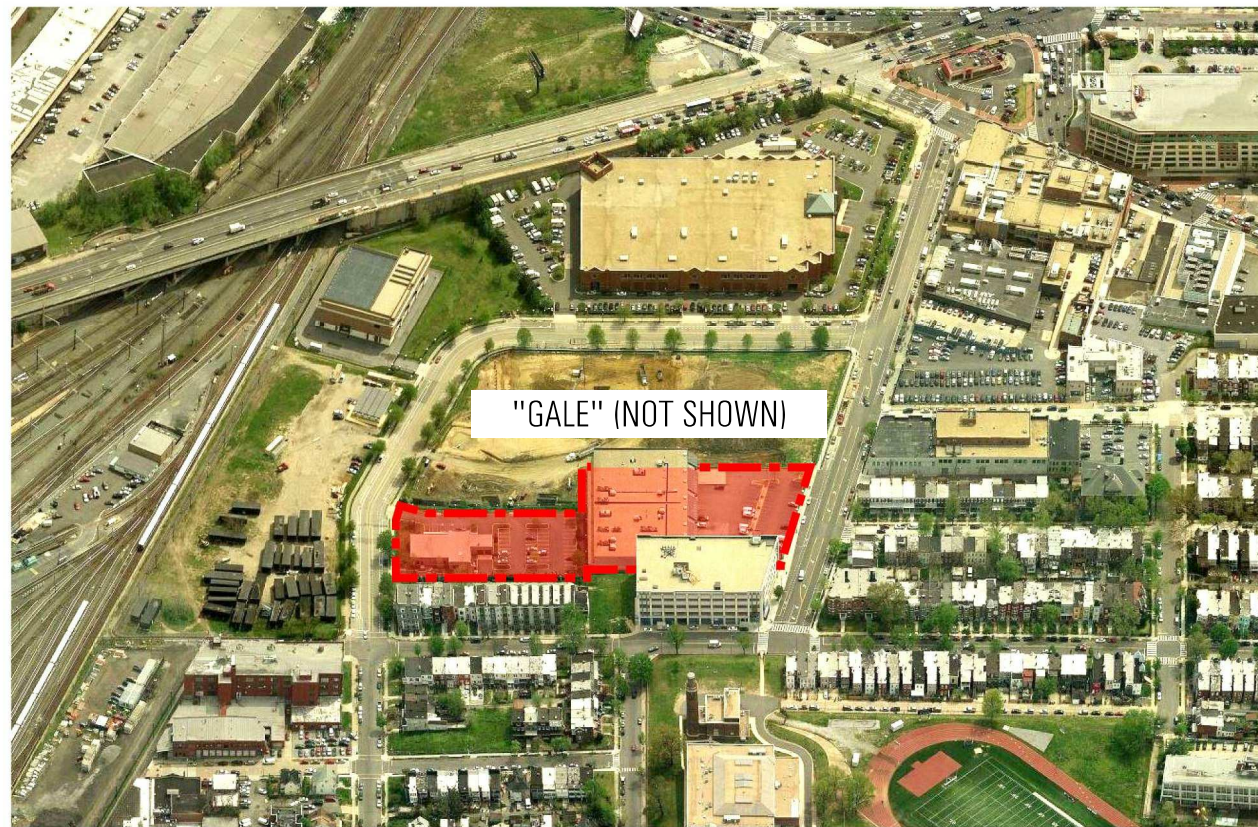


## AERIAL LOOKING NORTH



## AERIAL LOOKING SOUTH



## PROJECT DESCRIPTION

As a guiding principle we strove to design a project that fits comfortably into the immediate site and its surrounding neighborhood. Historically, train yards with supporting industrial warehouse structures were situated on this property. Existing adjacent conditions include the old Sanitary Grocery Company warehouse to the north which has windowless walls facing us. On the east side of our north property line there is a 20' public alley then yards leading to the backs of townhomes and newer condominiums that front on R Street NE. Our south property line abuts the existing Gale residential development with a combination of mostly blank walls containing a few non-essential windows. There are some north facing courts abutting this property line. To our east is Harry Thomas Way with the PEPCO property across the street which could potentially become a public park. An important bicycle trail abuts the east side of this property. There are blocks of attractive old well-maintained residential townhomes to the west.

Our design goals include the extension of Quincy Place through our site which will function in a way that allows some vehicular circulation but is essentially pedestrian oriented. We refer to the private alley as a "promenade". Prototypes for our promenade include Cady's Alley in Georgetown and Hoffman's Union Row. From a massing perspective we propose to locate our highest structure to the south of the existing warehouse. Innovative "maker" type manufacturing and retail uses are to be located on our ground floor along the west half of the promenade. Blank walls along the north and south property lines must be recognized when laying out the apartment blocks. Existing north facing courts on the north side of the Gale complex will be mirrored on our property.

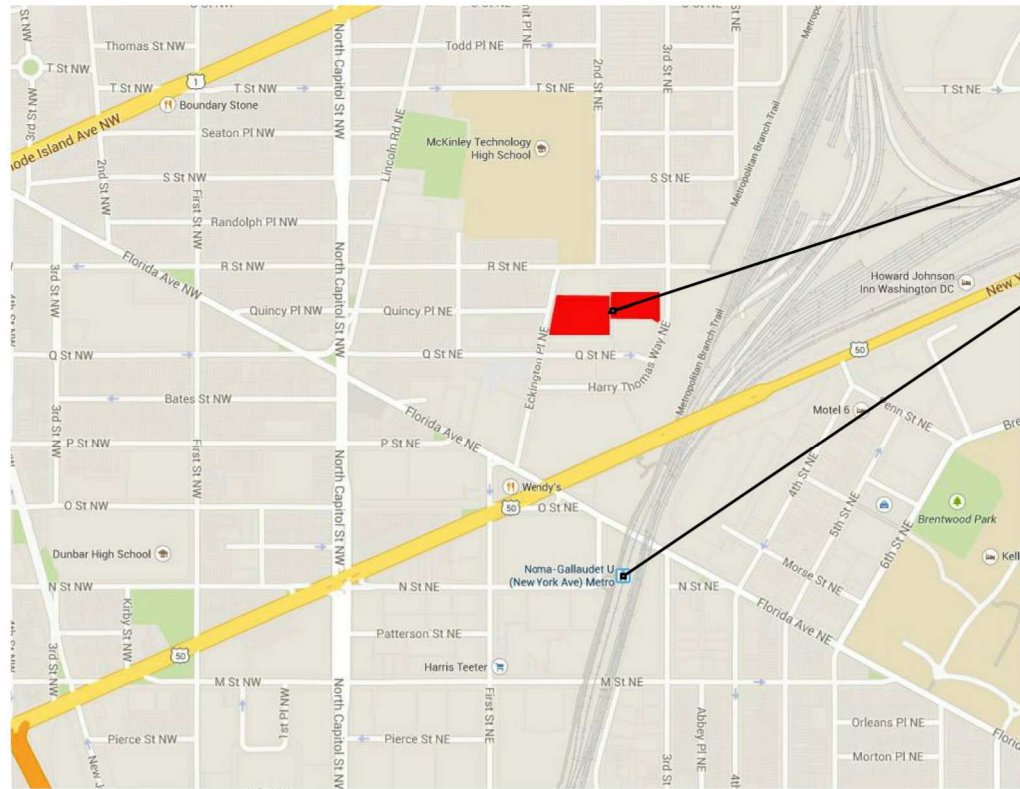
Aesthetically our façades strive to capture the feeling of the industrial architecture that was present on the site and still visible along the nearby railroad tracks. Our goal has been to employ façade elements that are a modern abstracted version of the historic aesthetic. Due to the size of the project we have created a variety of façade expressions which strive to break down the scale of the building and create hierarchy. These varied façade groupings help to alleviate the horizontality of the development.

Specific design strategies include creating upper floor setbacks along Eckington Place forming a smooth transition to the row dwellings across the street. A central plaza punctuates the middle of the promenade. The south side of this promenade has several setback courts above the retail level to create openness and assure abundant sunlight along the promenade. Discouraging significant vehicular use of the promenade will be achieved through the implementation of a narrow wandering path for cars. There will be no curbs to encourage pedestrian use of the entire alley. Unlike the majority of current residential developments in DC we want to include a significant percentage of larger, two-story dwellings to encourage occupancy by families.

Our design goals include incorporating as many sustainable elements as possible. The current layout has been developed to comply with DC's "Green Area Ratio" which mandates significant roof planting areas. Storm water management is another element of design that we will implement as the plans evolve. The choice of façade and other building materials will be made with the issue of sustainability in mind.

In addition to having an aesthetically pleasing project we need to assure that the design achieves excellent functionality. Internal circulation must be provided to gain easy access to parking and loading. Vehicular and truck circulation around the site must be arranged to minimize conflict with pedestrians. Adequate light and air must be provided for all dwelling units

## PROJECT DESCRIPTION



PROJECT SITE

METRO STATION  
0.4 MILES (9 MIN. WALK)



SELF-STORAGE BUILDING

TOWNHOUSES

20' PUBLIC ALLEY

SITE

PUBLIC CHARTER SCHOOL

TRILogy NoMA  
(RENAMED "GALE")

APPROVED PUD  
AT 200 Q ST NE

TRILogy NoMA  
(RENAMED "GALE")

PROPOSED  
"NoMa GREEN"

PEPCO UTILITY BUILDING



View of site from Quincy PI

1



Intersection of Eckington PI & R St facing site

2



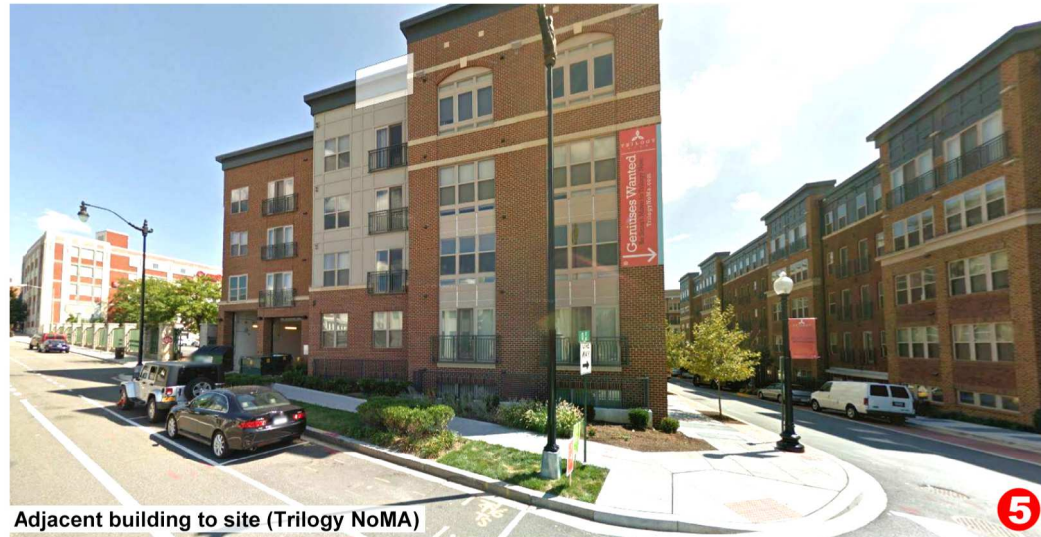
Existing building on site (Washington Flower Center)

3



Apartments building across Eckington PI

4



Adjacent building to site (Trilogy NoMA)

5



Existing building (Washington Flower Center) on site

6



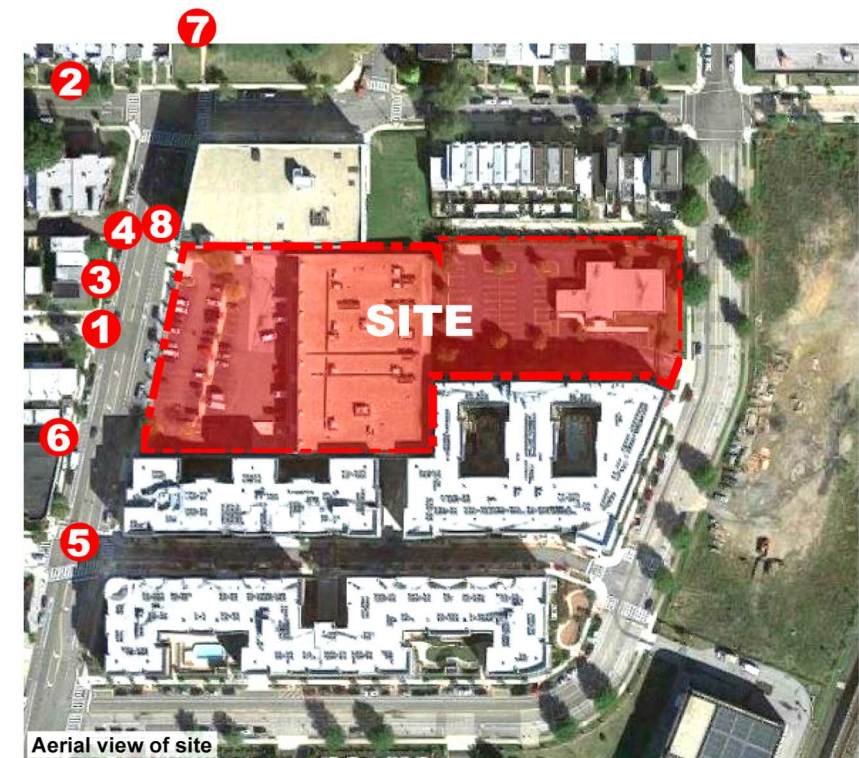
Eckington PI facing south

7



Eckington PI facing north

8



Aerial view of site

7

# ECKINGTON YARDS WEST | CONTEXT PHOTOGRAPHS



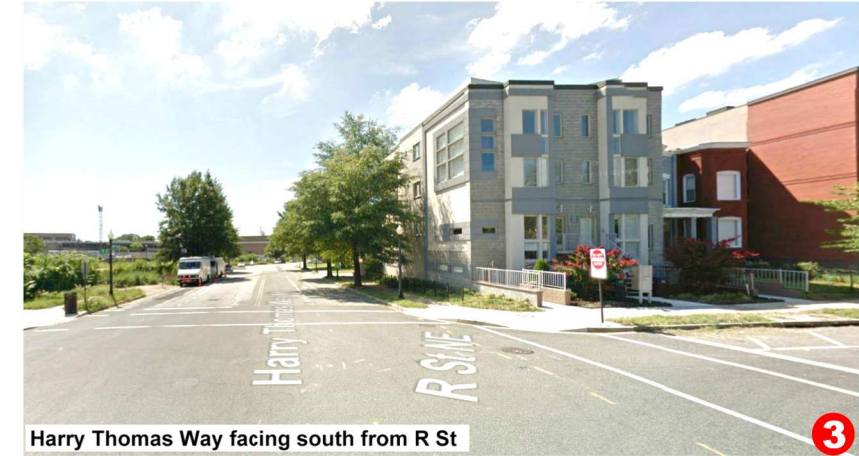
PEPCO utility substation

1



Harry Thomas Way facing north towards R St

2



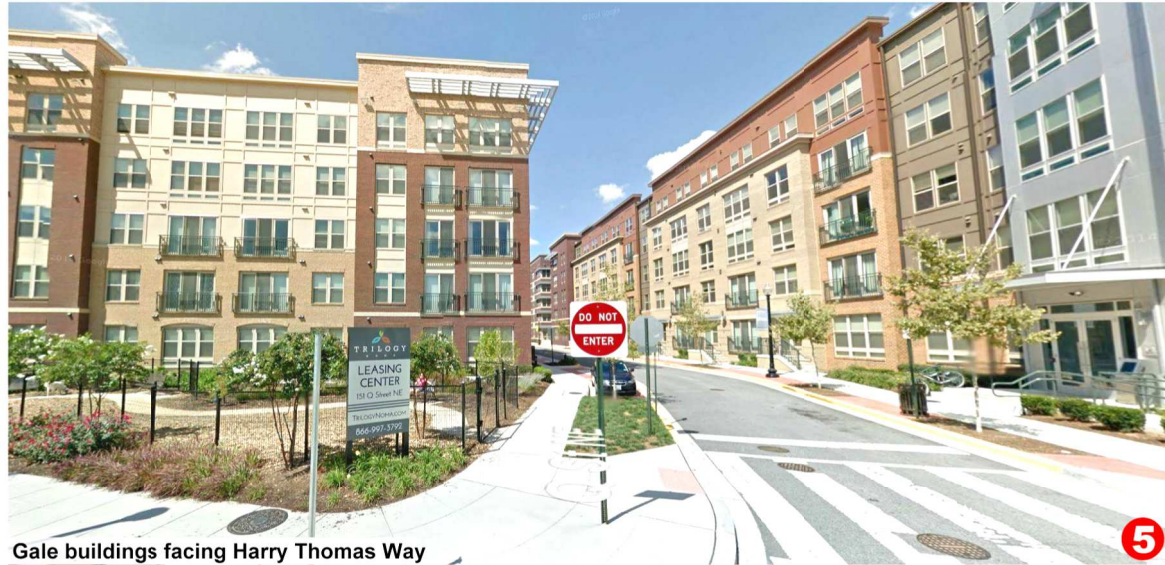
Harry Thomas Way facing south from R St

3



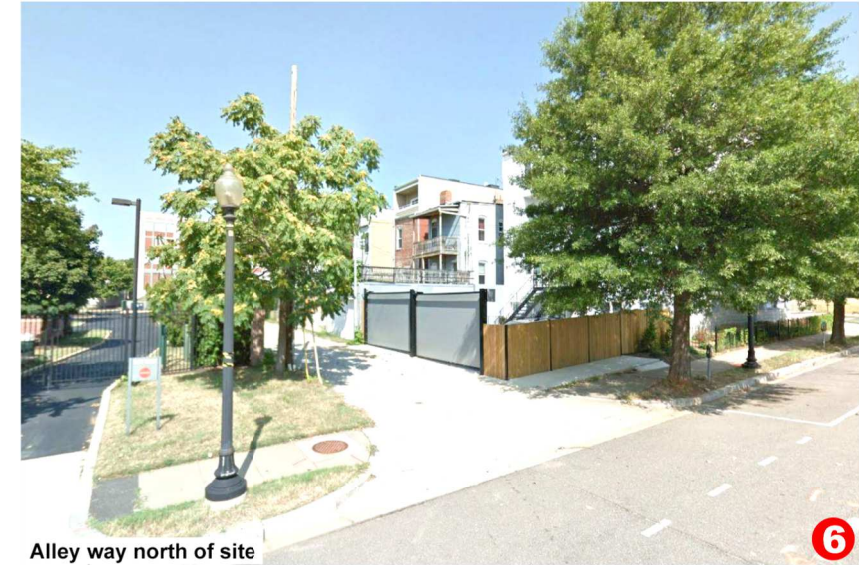
Gale buildings facing Harry Thomas Way

4



Gale buildings facing Harry Thomas Way

5



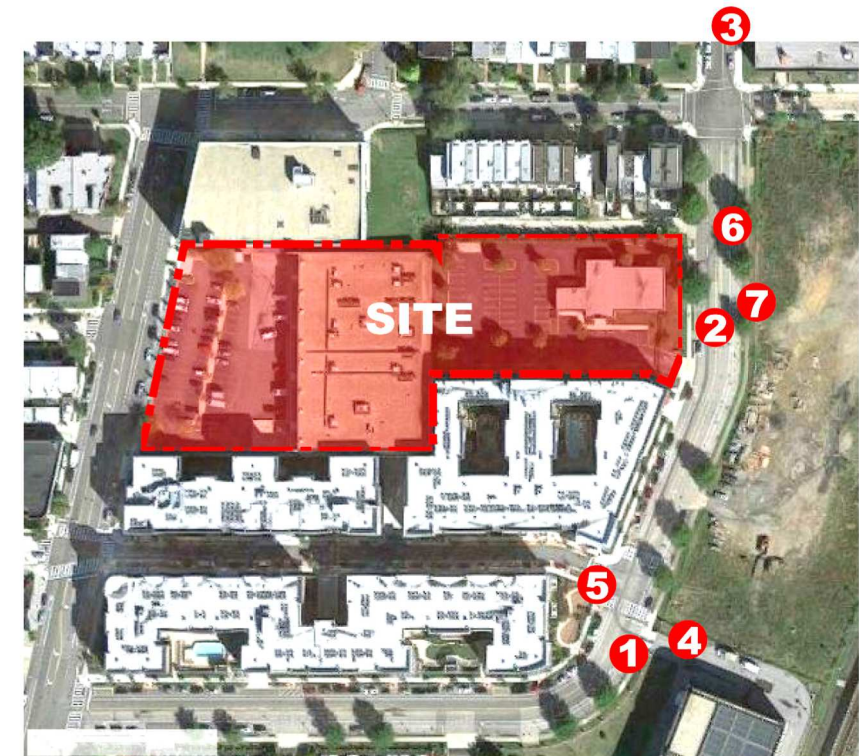
Alley way north of site

6



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

7



# ECKINGTON YARDS EAST | CONTEXT PHOTOGRAPHS