

COTTON ANNEX

RESIDENTIAL REDEVELOPMENT

COMMISSION OF FINE ARTS
NOVEMBER 19, 2020





SITE

PROJECT SCOPE

MIXED-USE APARTMENT BUILDING

Retail : Potential 1,300 SF +/-

Residential : Approximately 615 units

(8% of residential GFA set aside for Inclusionary Zoning)

Amenities :

- On-site leasing
- Coworking
- Fitness
- Club room
- Rooftop pool deck

Parking : Approximately 93 below-grade spaces
200+ bike parking spaces

DEVELOPMENT GOALS

1. To transform this underutilized site within this prominent area, south of the Mall, by adding a high-quality mixed-use apartment residential community.
2. To preserve, rehabilitate, and renovate a historic structure.
3. To create a development that provides an excellent residential option to the people who work in this significant area of Washington.
4. To create an enhanced urban streetscape that has multi time-frame usage and access.

PROJECT TEAM

Douglas Development Corporation / Developer

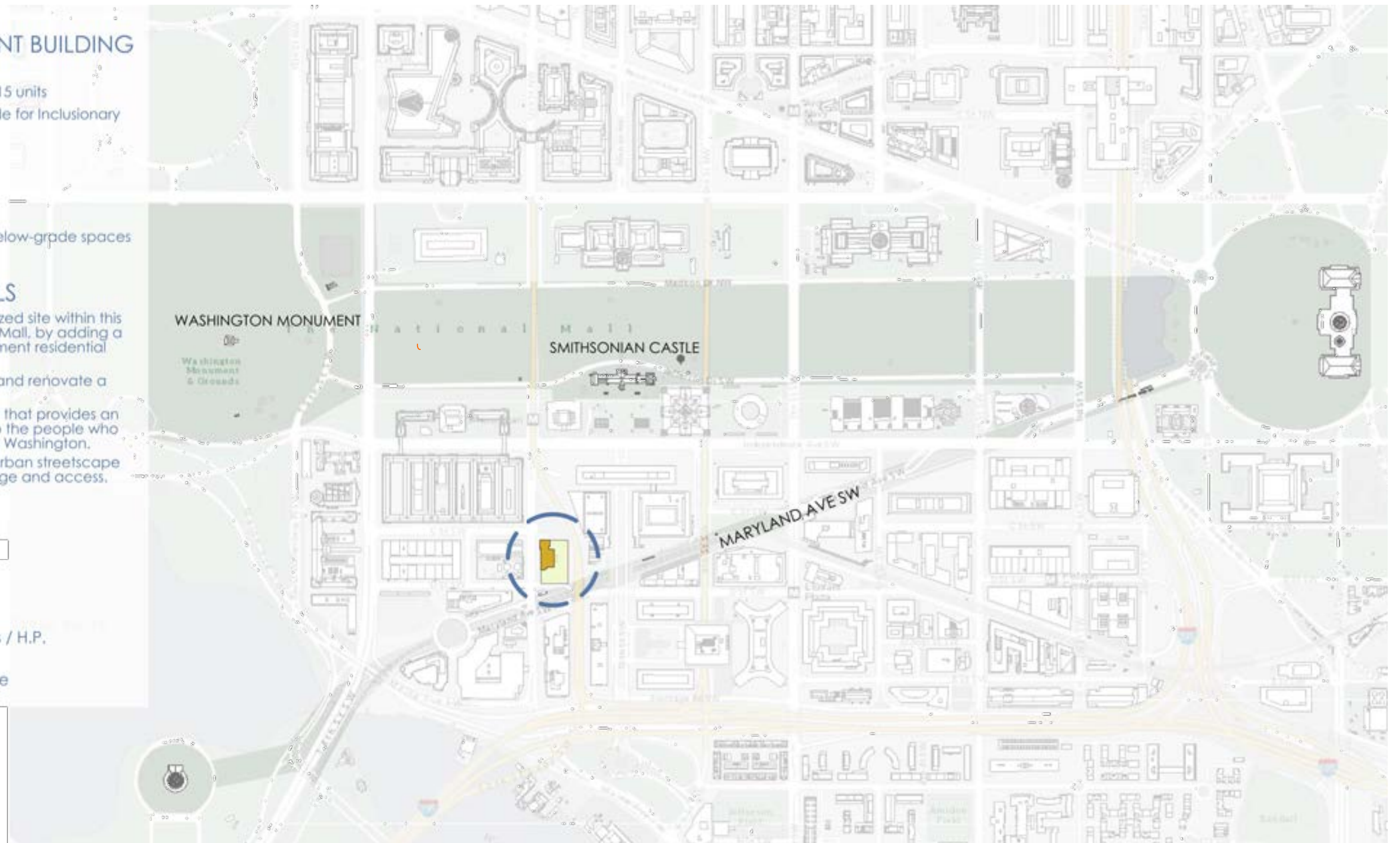
BKV Group / Architect

Dewberry / Civil Engineer

MacRostie Historic Advisors / H.P.

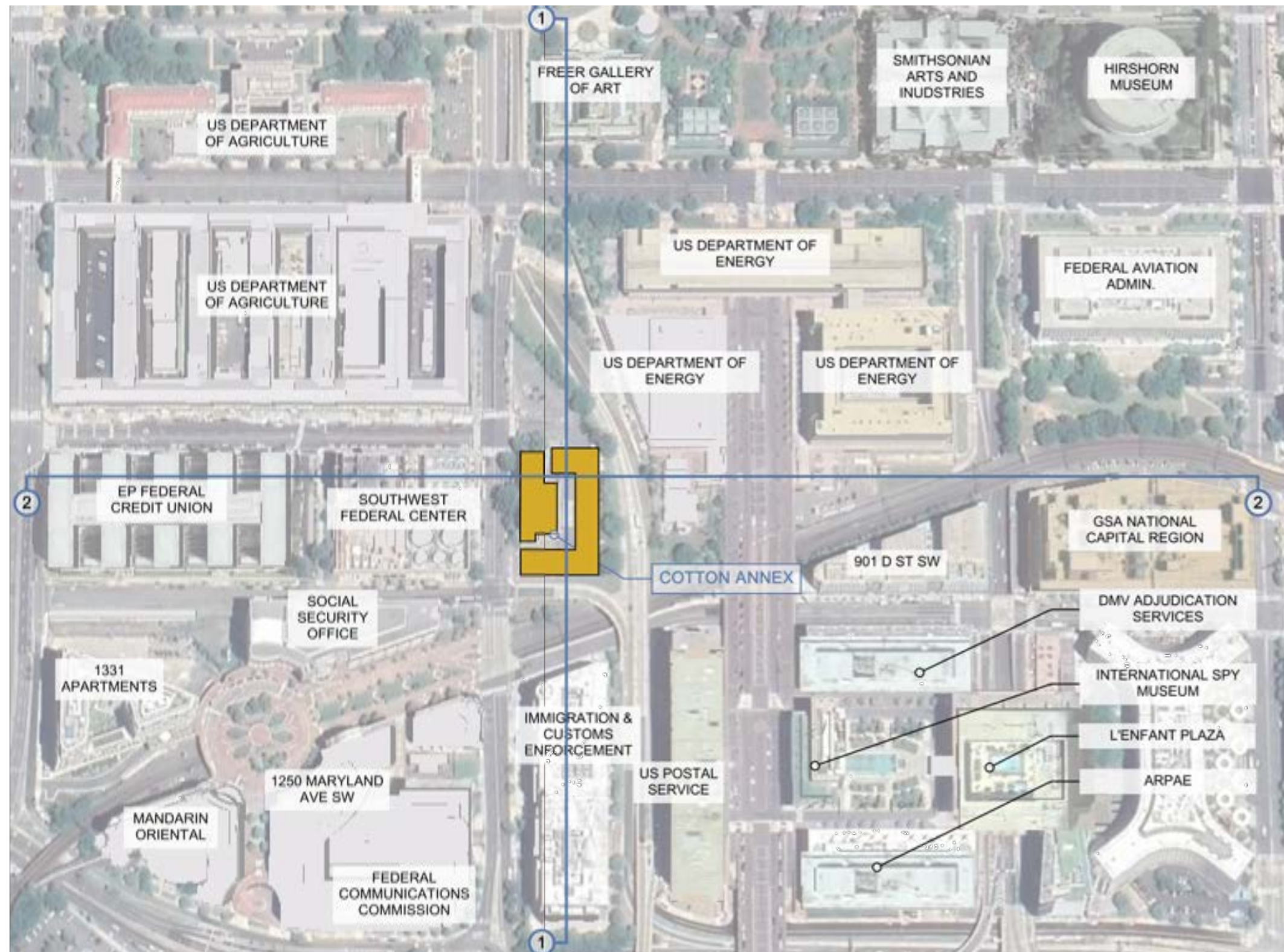
Consultant

Holland & Knight / Land Use



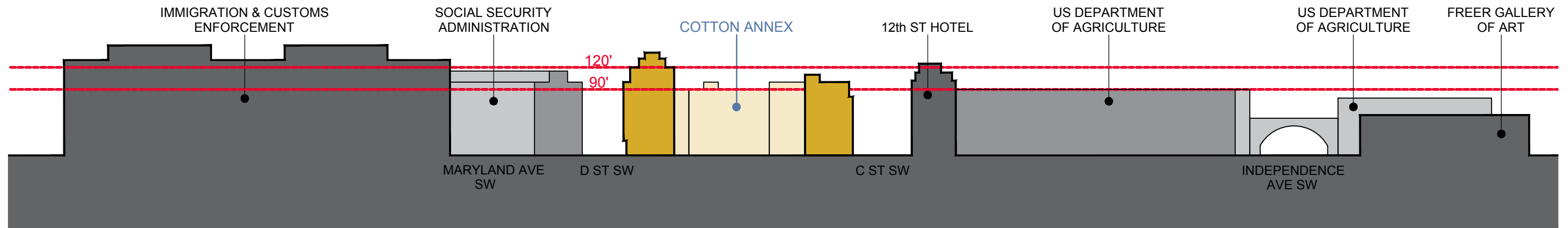


SITE PLAN

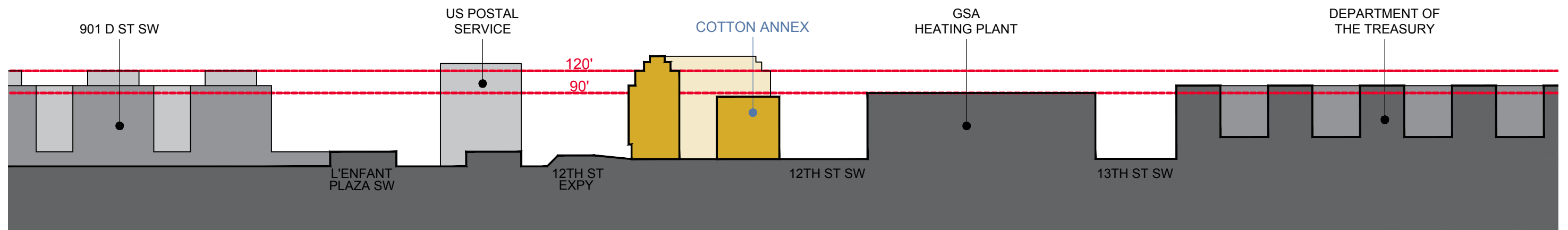




SITE SECTIONS



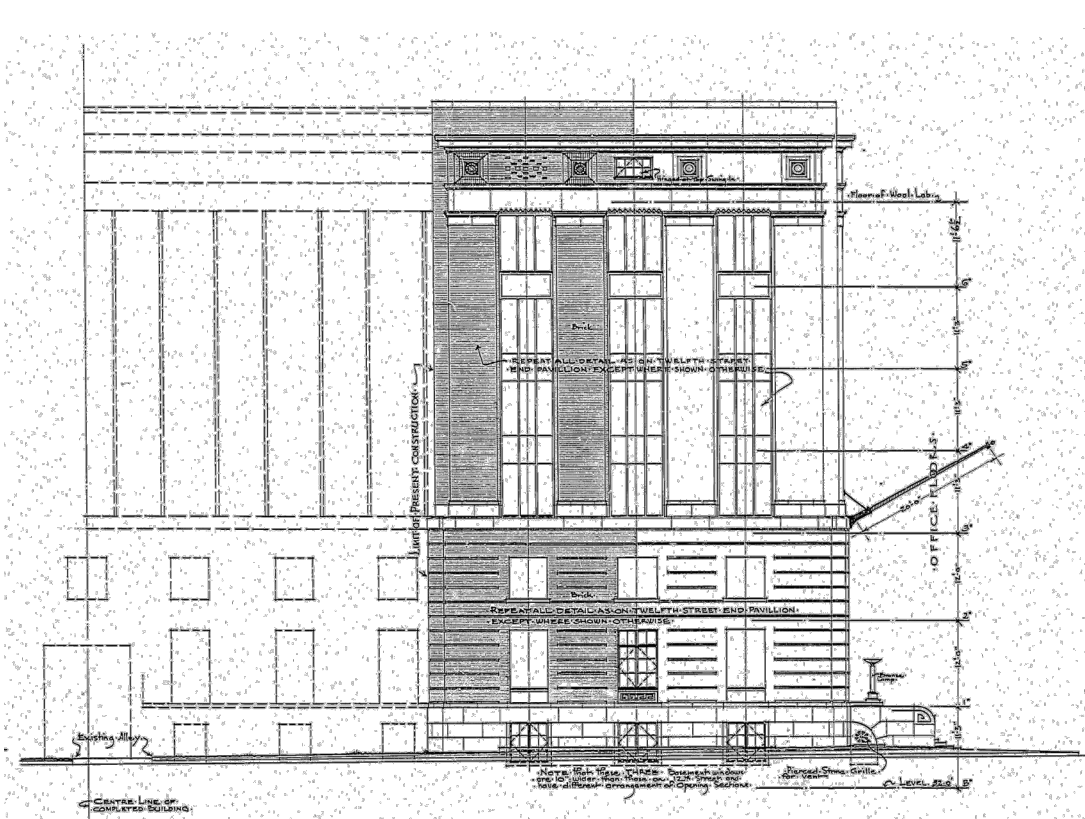
SECTION 1 : NORTH SOUTH LOOKING WEST 0' 100'



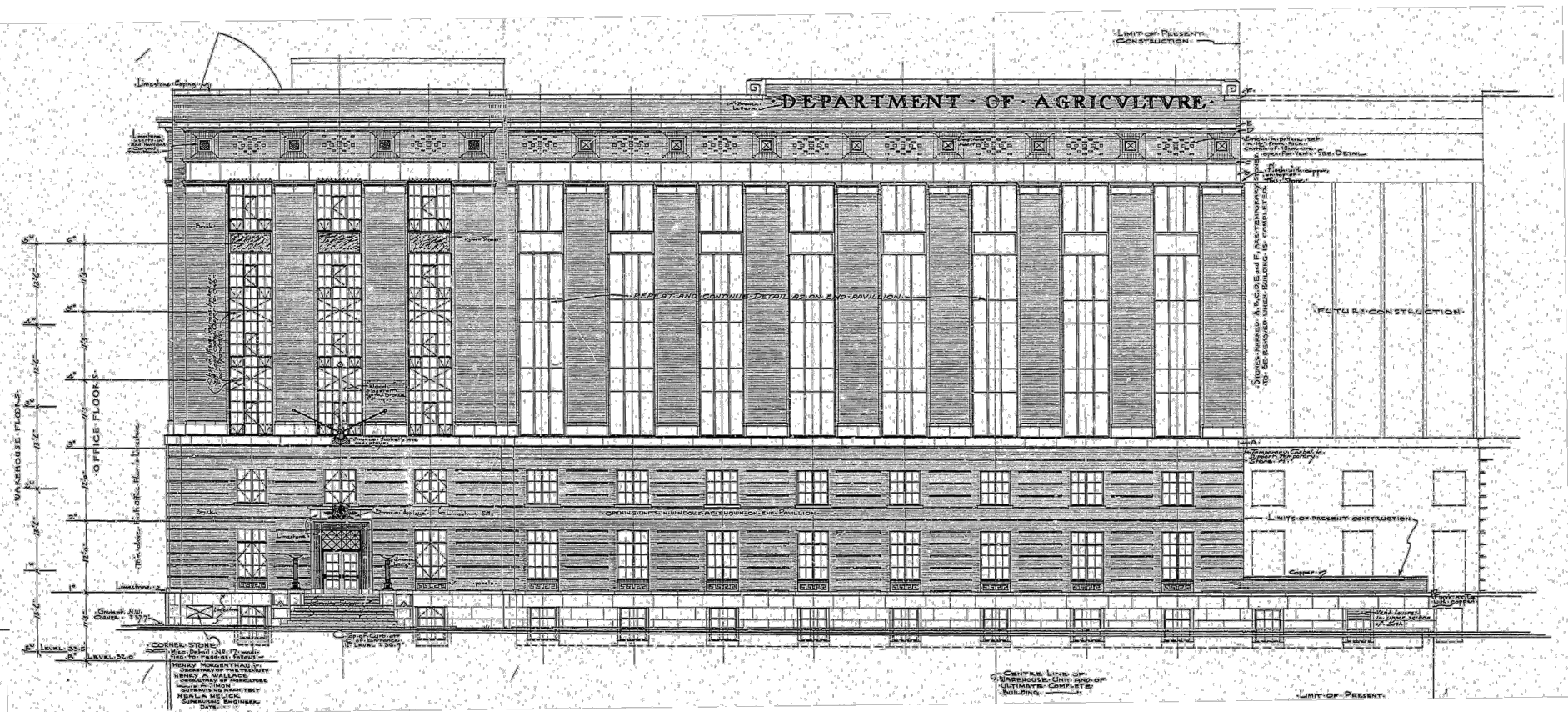
SECTION 2 : EAST-WEST LOOKING SOUTH 0' 100'



EXISTING BUILDING



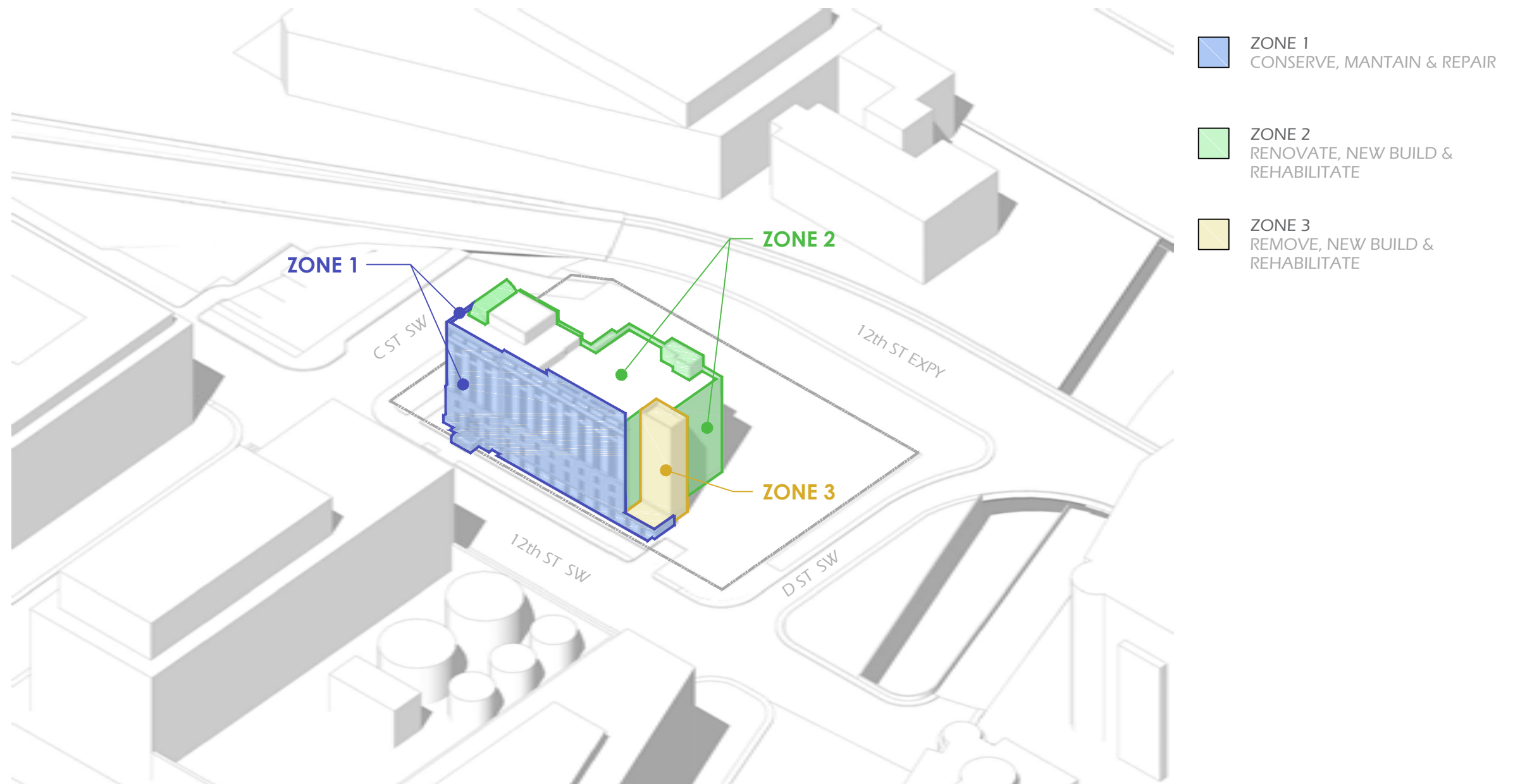
C STREET ELEVATION



TWELFTH STREET ELEVATION



HISTORIC ZONES



HISTORIC ZONE TREATMENT



HISTORIC ZONES

- ZONE 1
CONSERVE, MANTAIN & REPAIR
- ZONE 2
RENOVATE, ADDITIONAL
OPENINGS & REHABILITATE
- ZONE 3
REMOVE, NEW BUILD &
REHABILITATE

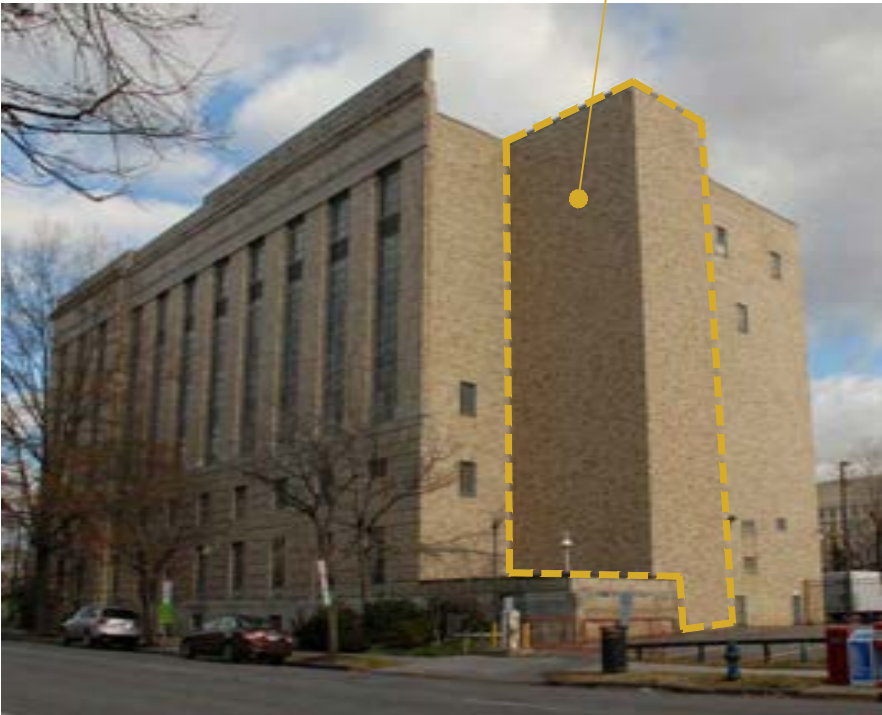
ZONE 1



ZONE 2



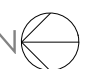
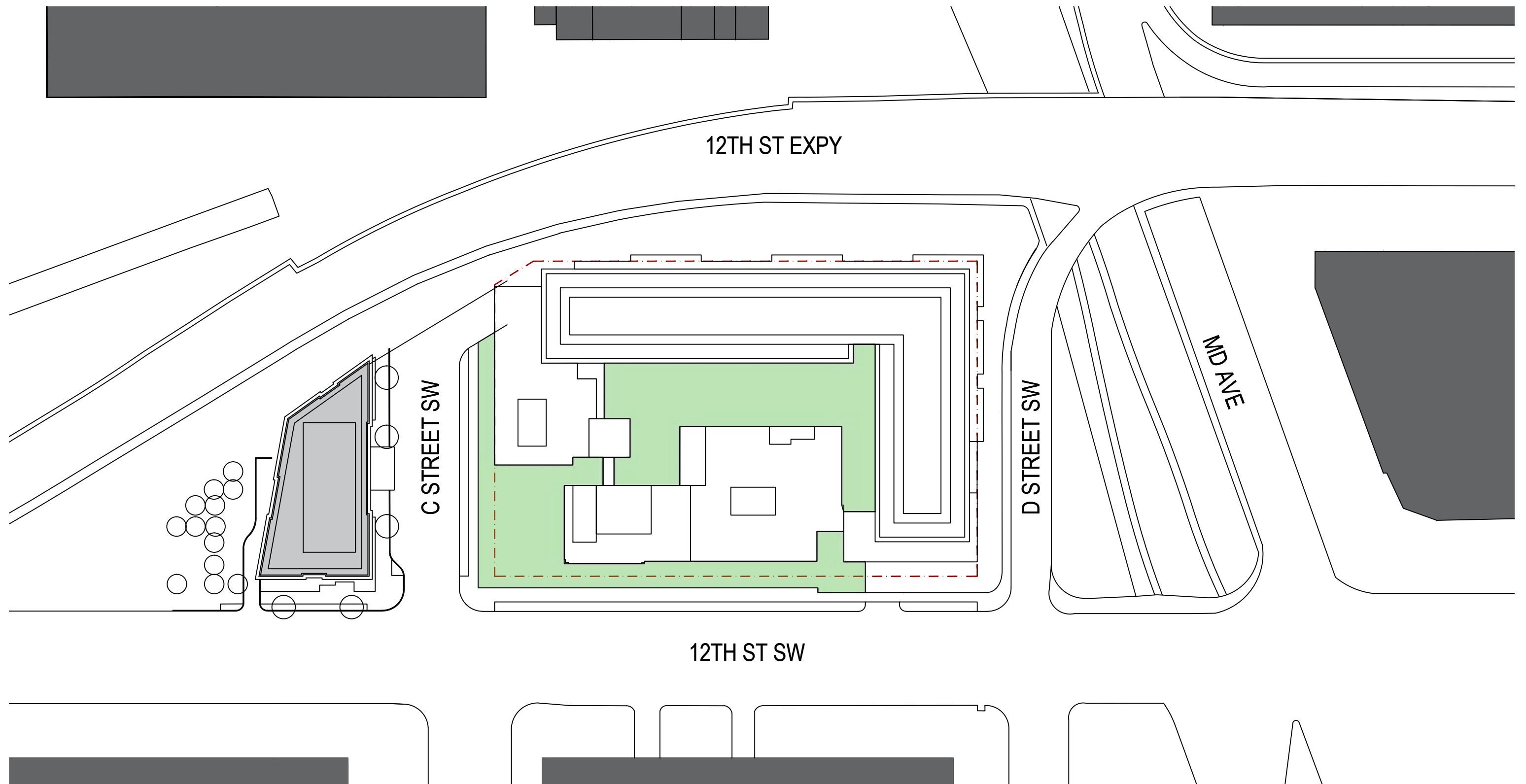
ZONE 3



HISTORIC ZONE TREATMENT



SITE PLAN





NORTHWEST VIEW





WEST VIEW





NORTHWEST VIEW





SOUTHWEST VIEW





NORTHEAST VIEW





NW ENTRANCE





NW ENTRANCE





SW ENTRANCE





VIEW FROM MALL

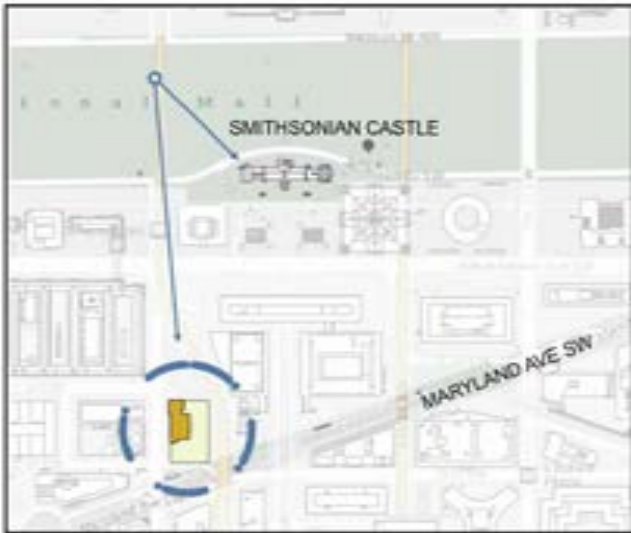
EXISTING CONDITIONS





VIEW FROM MALL

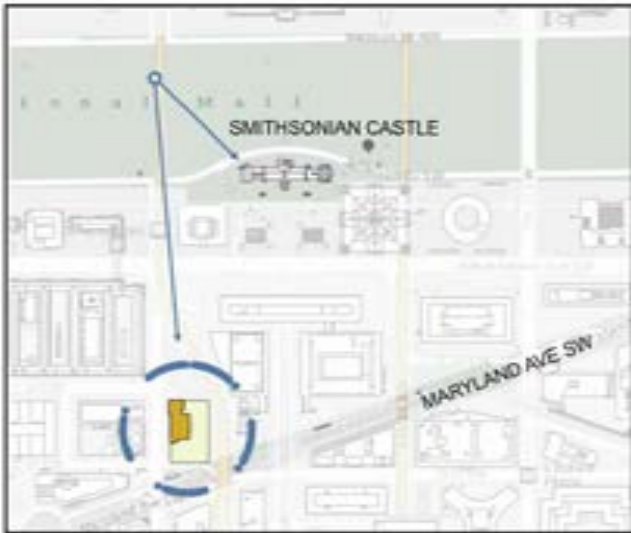
COTTON ANNEX RESIDENTIAL REDEVELOPMENT





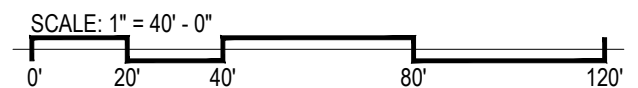
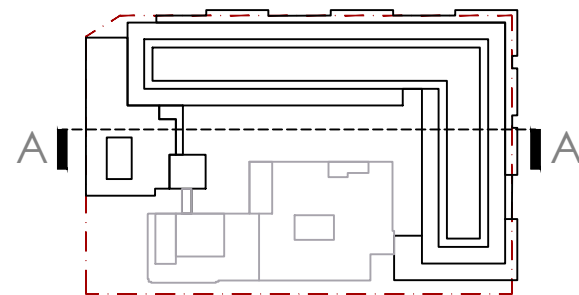
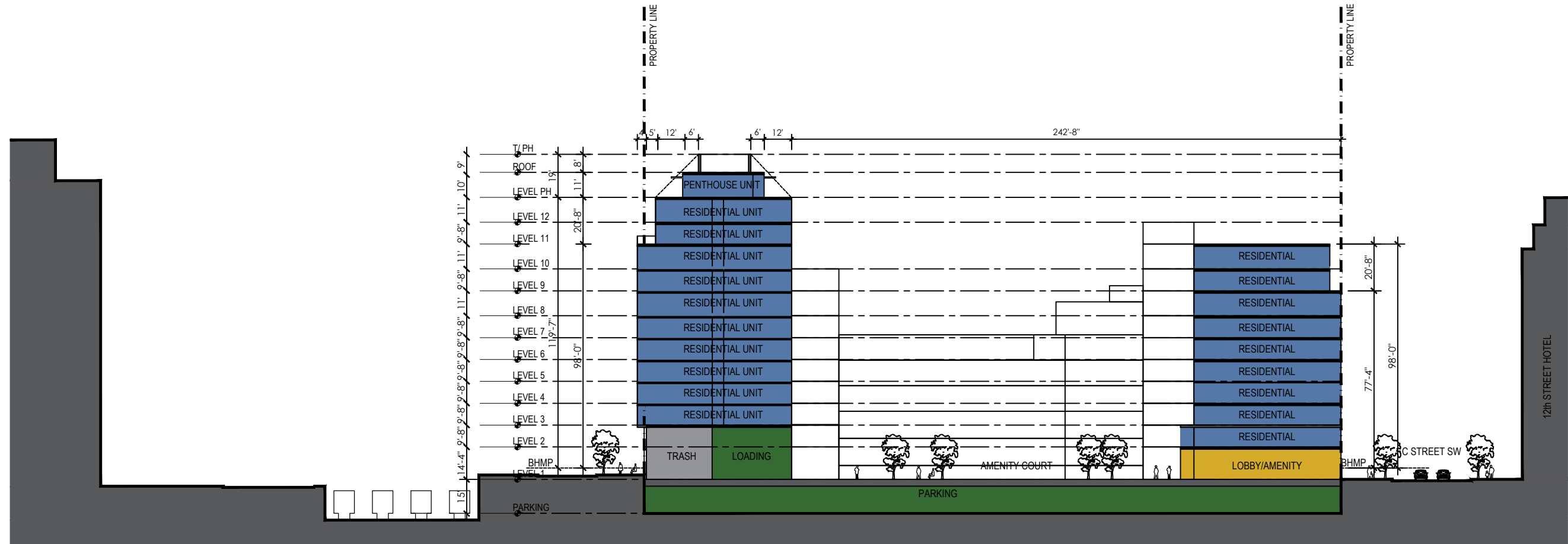
VIEW FROM MALL

COTTON ANNEX RESIDENTIAL REDEVELOPMENT AND 12th STREET HOTEL



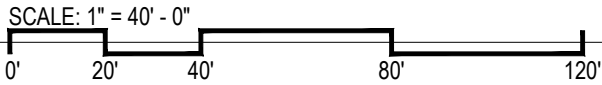
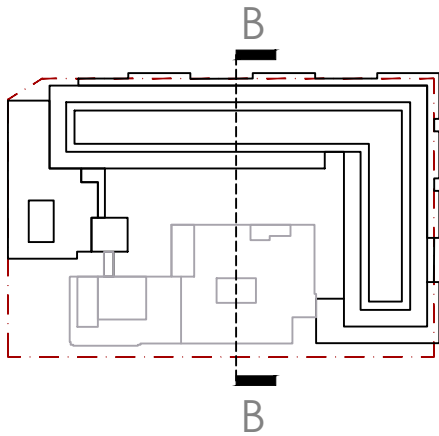
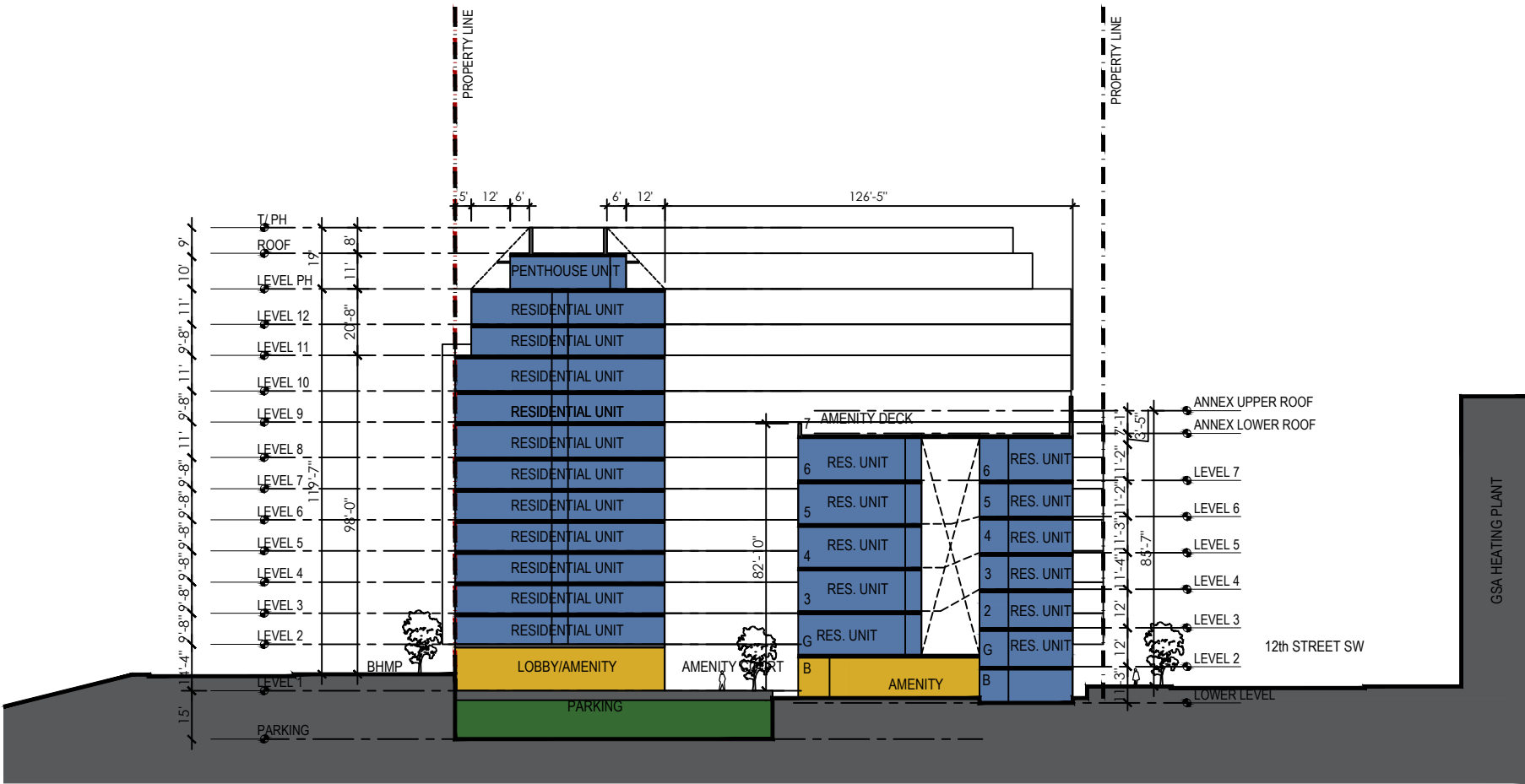


SECTION A-A





SECTION B - B





ELEVATION NORTH



1 - DARK CHARCOAL BRICK



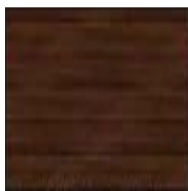
2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PANEL / BRONZE



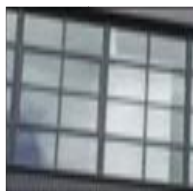
4 - METAL PANEL / DARK CHARCOAL



5 - METAL PANEL / TEXTURED BRONZE



6 - METAL PANEL / PEWTER GRAY



7 - BLACK ALUMINUM WINDOWS



8 - GLASS RAILINGS



9 - CHARCOAL BRISE SOLEIL



ELEVATION WEST



1 - DARK CHARCOAL BRICK



2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PANEL / BRONZE



4 - METAL PANEL / DARK CHARCOAL



5 - METAL PANEL / TEXTURED BRONZE



6 - METAL PANEL / PEWTER GRAY



7 - BLACK ALUMINUM WINDOWS



8 - GLASS RAILINGS



9 - CHARCOAL BRISE SOLEIL



ELEVATION SOUTH



1 - DARK CHARCOAL BRICK



2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PANEL / BRONZE



4 - METAL PANEL / DARK CHARCOAL



5 - METAL PANEL / TEXTURED BRONZE



6 - METAL PANEL / PEWTER GRAY



7 - BLACK ALUMINUM WINDOWS



8 - GLASS RAILINGS



9 - CHARCOAL BRISE SOLEIL



ELEVATION EAST



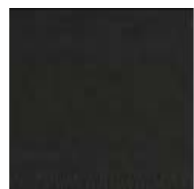
1 - DARK CHARCOAL BRICK



2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PANEL / BRONZE



4 - METAL PANEL / DARK CHARCOAL



5 - METAL PANEL / TEXTURED BRONZE



6 - METAL PANEL / PEWTER GRAY



7 - BLACK ALUMINUM WINDOWS



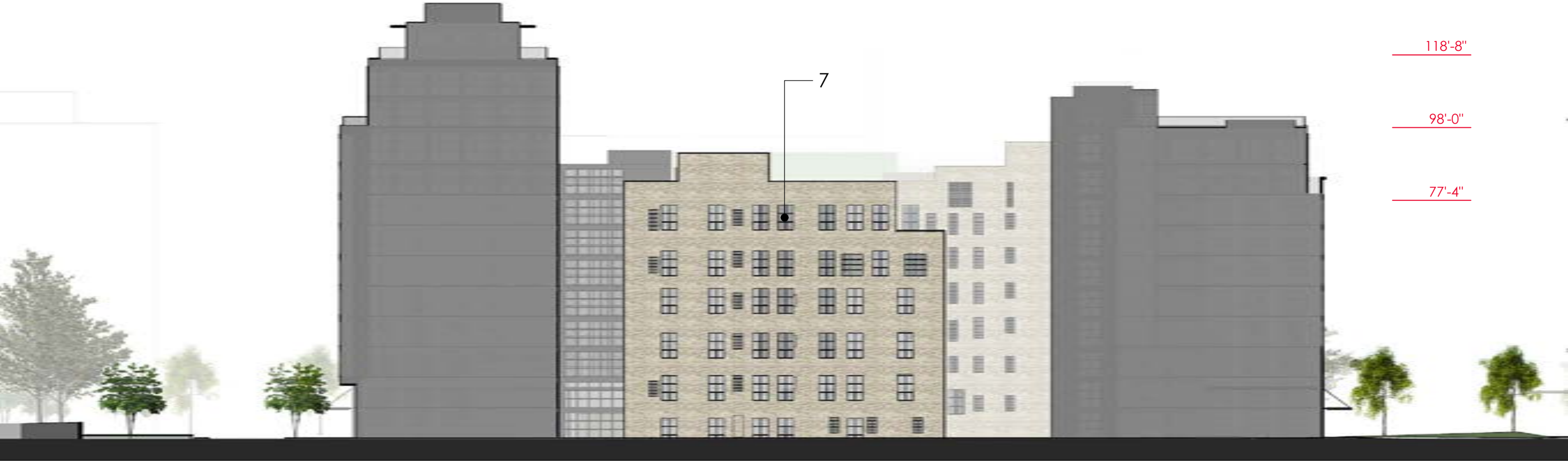
8 - GLASS RAILINGS



9 - CHARCOAL BRISE SOLEIL



ELEVATION EAST IN COURTYARD



1 - DARK
CHARCOAL BRICK



2 - TAN / LIGHT
BEIGE BRICK



3 - METAL
PANEL / BRONZE



4 - METAL PANEL /
DARK CHARCOAL



5 - METAL PANEL /
TEXTURED BRONZE



6 - METAL PANEL /
PEWTER GRAY



7 - BLACK
ALUMINUM
WINDOWS



8 - GLASS
RAILINGS



9 - CHARCOAL
BRISE SOLEIL



COTTON ANNEX

