

# WEST END

Alexandria

Blocks E, G, Eye, and K

June 16, 2022



**hickok cole**

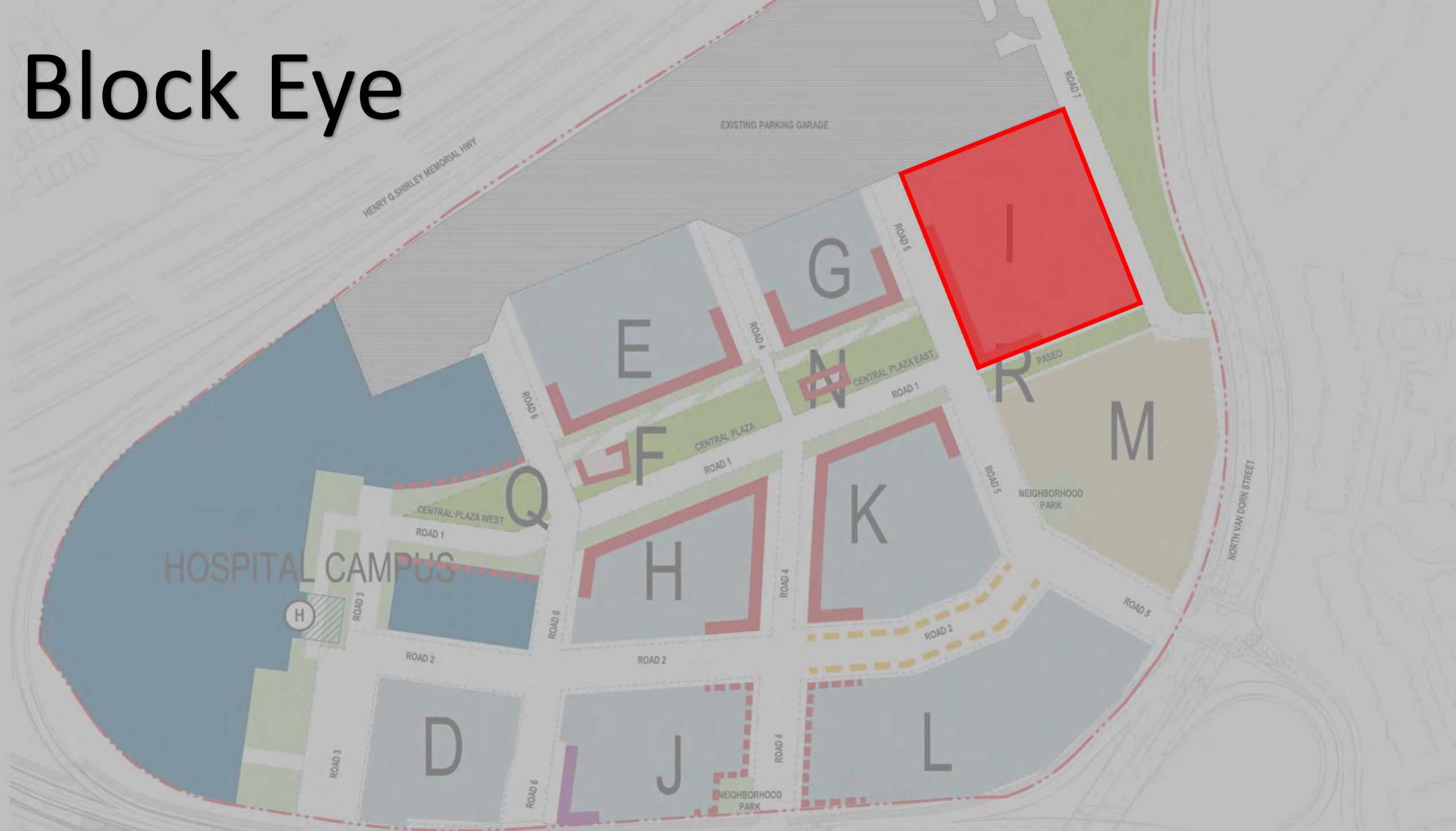


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# Agenda

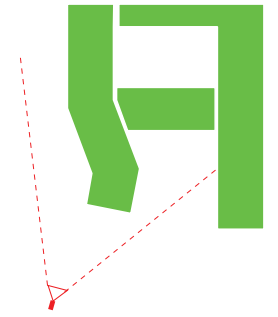
- **Block Eye— 15 min**
- **Block K— 15 min**
- **Blocks E&G— 15 min**
- **Q&A— 15 min**

# Block Eye



# BUILDING MASSING/DESIGN

## *Road 5 - Facade Design*

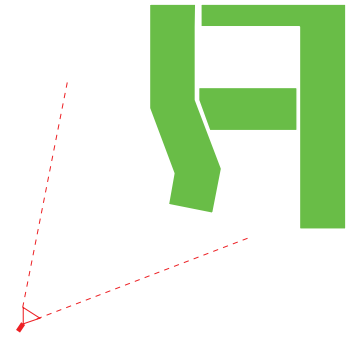


WEST END- BLOCK EYE | FOULGER-PRATT  
PUBLIC MEETING | JUNE 16TH, 2022

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# BUILDING MASSING/DESIGN

*Massing and Setbacks - SW*

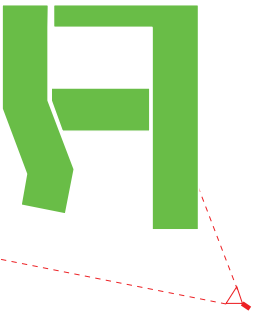


WEST END- BLOCK EYE | FOULGER-PRATT  
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# BUILDING MASSING/DESIGN

*Massing and Setbacks - Road 7 (East)*



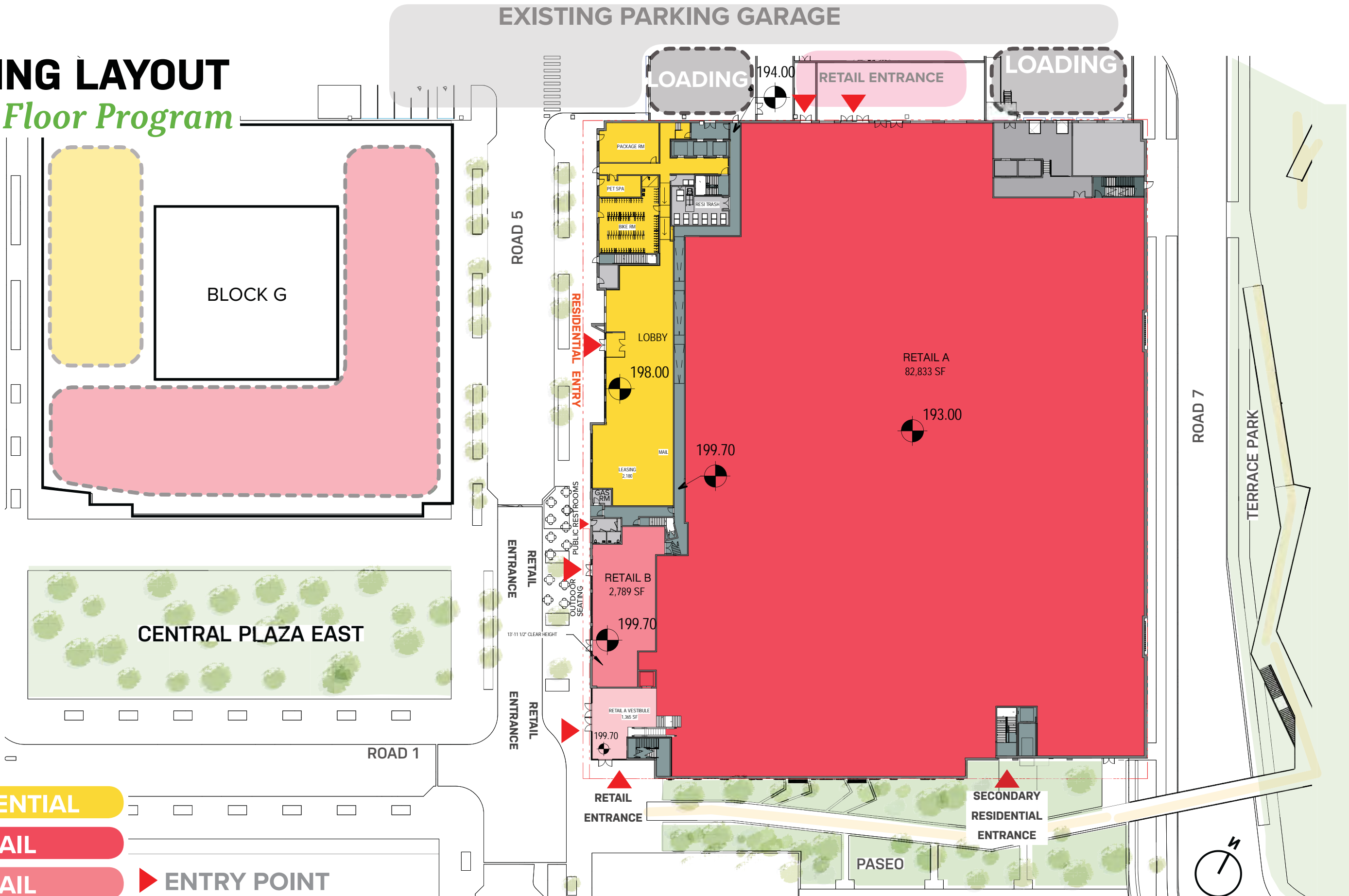
*Mural - Branding*

WEST END- BLOCK EYE | FOULGER-PRATT  
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# BUILDING LAYOUT

## Ground Floor Program



- RESIDENTIAL
- RETAIL
- RETAIL ▶ ENTRY POINT

# FLOOR PLANS

## Unit Plans- Level 02

### PROJECT SUMMARY

- Seven story multi-family apartment building
- 390 units with 2nd floor courtyard and pool area
- Retail A (anchor retail): approx. 84,200 SF
- Retail B: approx. 2,800 SF
- Gross Floor Area: approx. 506,000 SF

- STUDIO
- 1 BED
- 1 BED + D
- 2 BED
- 2 BED + D
- 3 BED



SCALE: 1"= 50'-0"



# FLOOR PLANS

## Unit Plans- Level 04-06

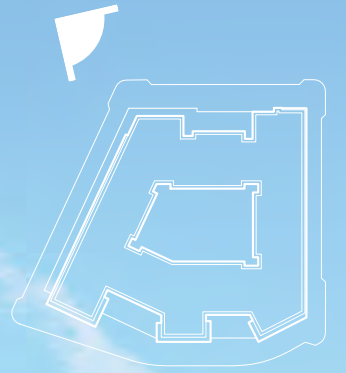
- STUDIO
- 1 BED
- 1 BED + D
- 2 BED
- 2 BED + D
- 3 BED



SCALE: 1"= 50'-0"

# Block K

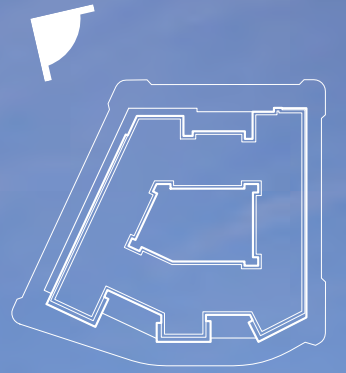




# PERSPECTIVE - VIEW FROM NORTHWEST CORNER

West End, Block K | Community Presentation 06.16.2022

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# PERSPECTIVE - VIEW FROM NORTHWEST CORNER

West End, Block K | Community Presentation 06.16.2022

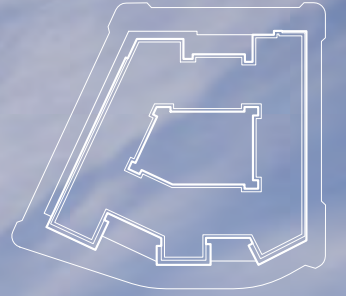
**hord | coplan | macht**



# PERSPECTIVE - NORTHWEST CORNER STREETScape

West End, Block K | Community Presentation 06.16.2022

**hord | coplan | macht**



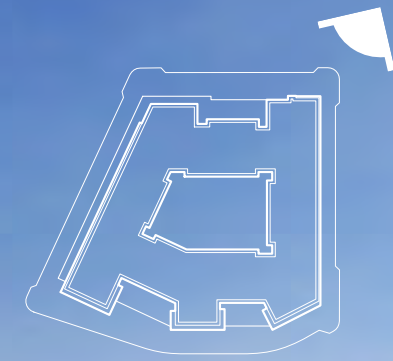
# PERSPECTIVE - SOUTHWEST CORNER

West End, Block K | Community Presentation 06.16.2022



# PERSPECTIVE - SOUTH FACADE

West End, Block K | Community Presentation 06.16.2022



# PERSPECTIVE - VIEW FROM NORTHWEST CORNER

West End, Block K | Community Presentation 06.16.2022



# BLOCK K TABULATIONS

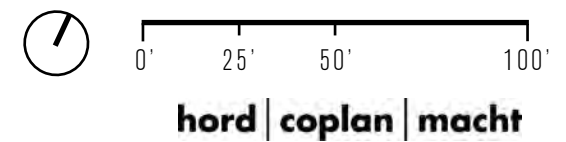
TOTAL GSF - 504,550 SF  
 RES GSF - 343,965 SF  
 RETAIL - 26,500 SF  
 PARKING - 114,630 SF

339 RES. UNITS  
 322 PARKING SPACES



## FLOORPLANS - CURRENT LEVEL 1

West End, Block K | Community Presentation 06.16.2022





# Blocks E&G





**Basic Facts:**

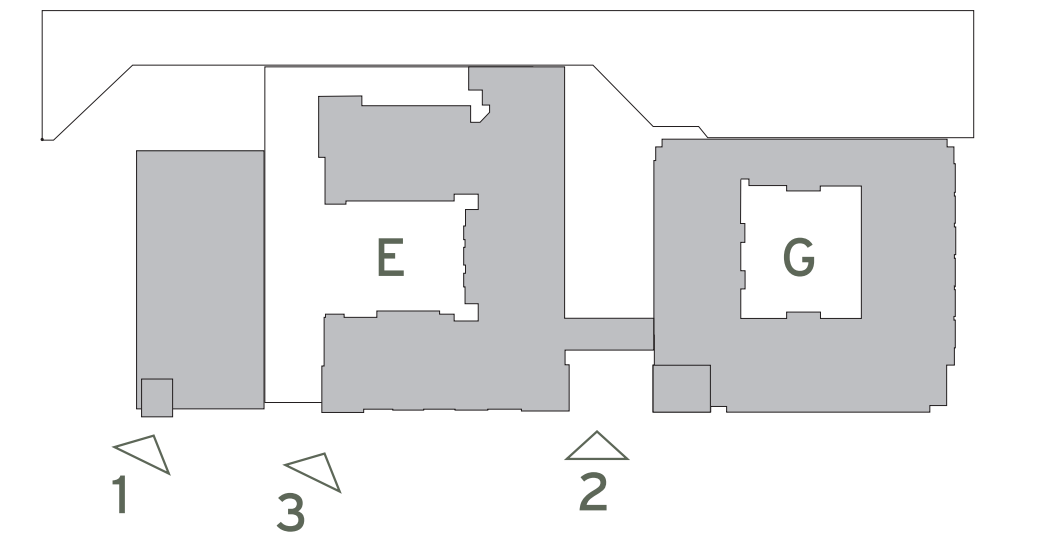
- Medical Office Building  
~ 100,000 sf of Leasable Office  
~ 7000 sf of Retail
- Building E  
146 Units  
81% Efficiency
- Building G  
244 Units  
80.5% Efficiency

APPROVED CCD - STREET HIERARCHY PLAN BY COOPER CARRY

**LEGEND**

- NEIGHBORHOOD PARKS AND/OR GREEN STREET CONNECTION
- PUBLICLY ACCESSIBLE OPEN SPACE
- MAIN STREET
- NEIGHBORHOOD CONNECTOR
- COMMERCIAL CONNECTOR
- PEDESTRIAN CONNECTION
- SERVICE STREET
- SERVICE CONNECTION
- EXISTING ABOVE GRADE PARKING STRUCTURE TO BE REDEVELOPED WITH FUTURE PHASES
- GREEN STREET
- TRANSIT HUB
- SIGNALIZED INTERSECTIONS
- PARCEL EXTENTS
- BLOCK AREAS
- OPEN SPACE LANEWAY





1 View at Road 4 SouthEast



2 View at Road 4 Southwest



3 View at Building E & G Southwest



1 View of MOB from Northwest



2 View of MOB from Southwest

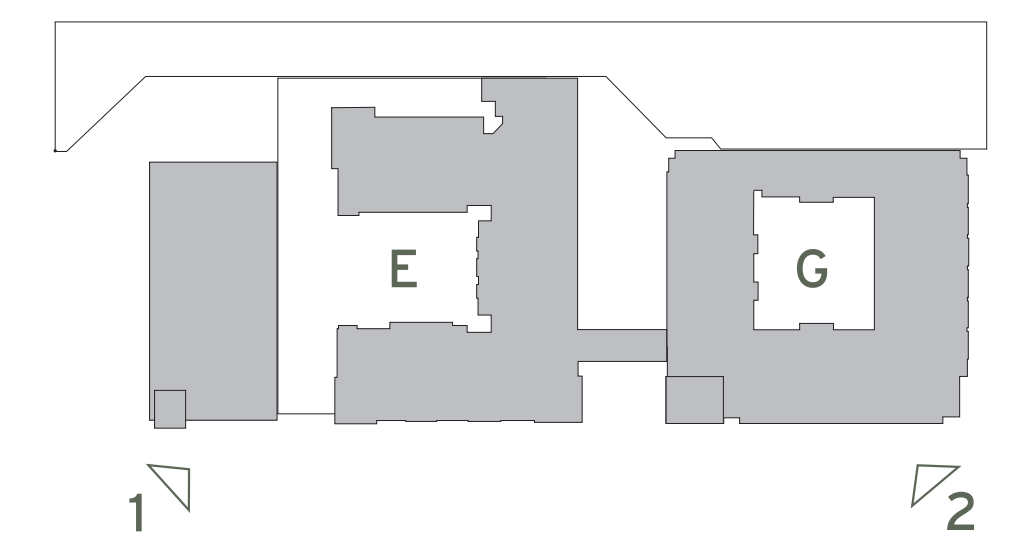




1 View from SouthWest



2 View from SouthEast



03/23/2022

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Harmony of Facades  
Landmark Blocks E.1 & G



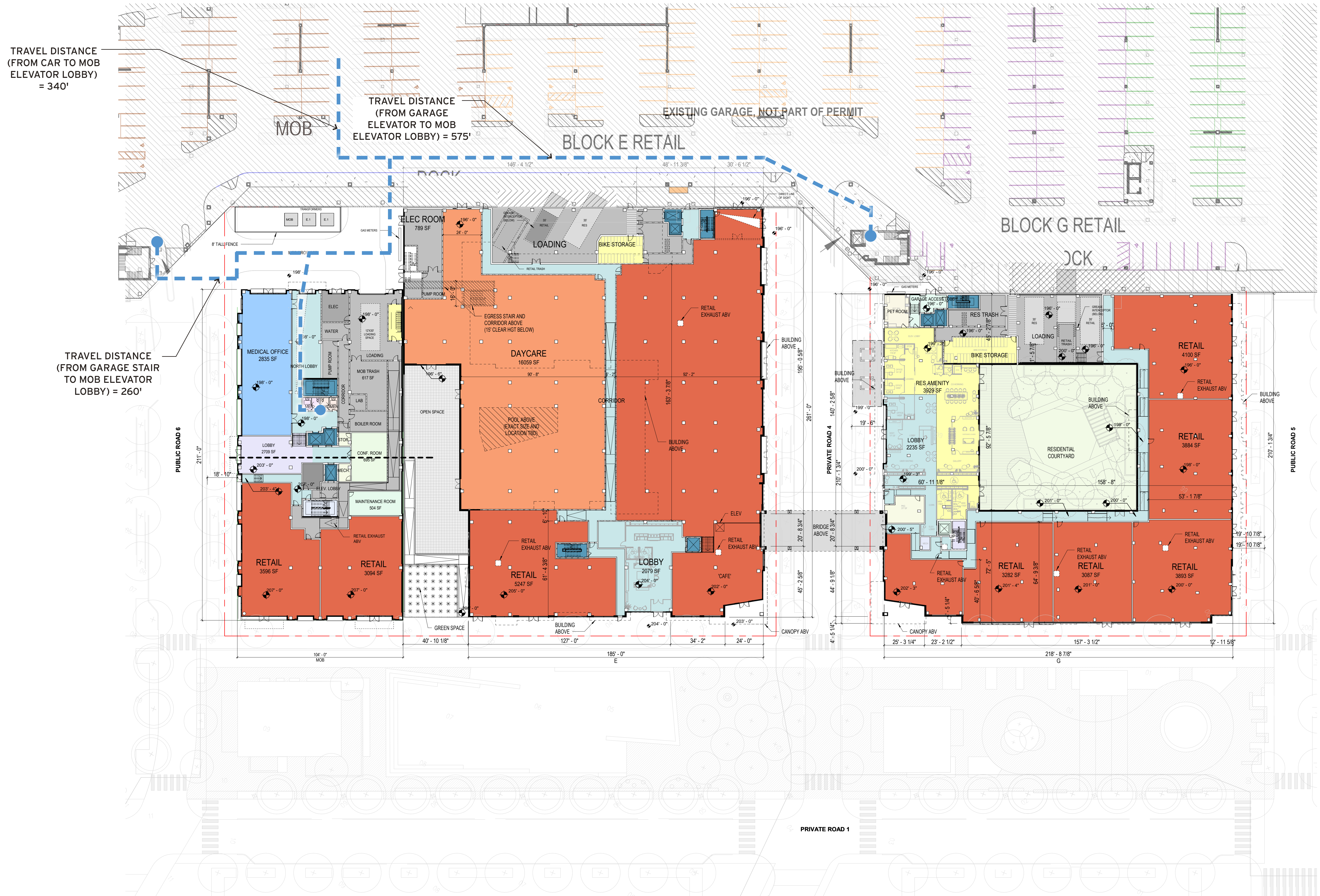
TRAVEL DISTANCE  
(FROM CAR TO MOB  
ELEVATOR LOBBY)  
= 340'

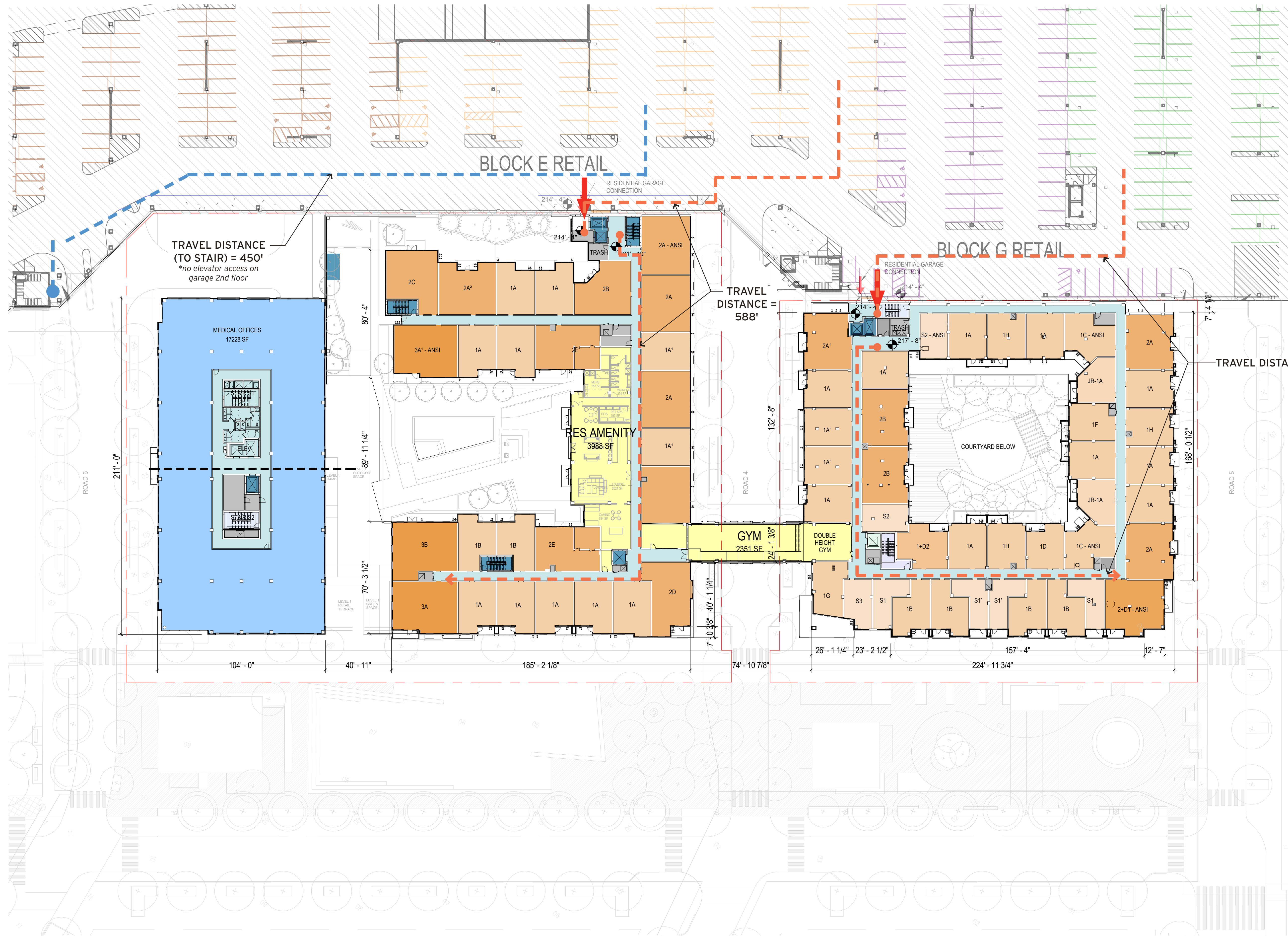
TRAVEL DISTANCE  
(FROM GARAGE  
ELEVATOR TO MOB  
ELEVATOR LOBBY) = 575'

TRAVEL DISTANCE  
(FROM GARAGE STAIR  
TO MOB ELEVATOR  
LOBBY) = 260'

RESIDENTIAL  
TRAVEL PATH

MOB TRAVEL PATH





- - - RESIDENTIAL TRAVEL PATH
- - - MOB TRAVEL PATH

TRAVEL DISTANCE (TO STAIR) = 450'  
 \*no elevator access on garage 2nd floor

TRAVEL DISTANCE = 588'

TRAVEL DISTANCE = 550'

An aerial photograph of a modern university campus. The central focus is a large, paved courtyard with a few trees and small figures of people. Surrounding the courtyard are several multi-story buildings with a mix of brick and light-colored facades. The image is overlaid with a semi-transparent dark grey rectangle, and the text 'Q & A' is centered within this rectangle in a white, sans-serif font.

# Q & A

An aerial photograph of a modern university campus. The central focus is a large, paved courtyard with a few trees and small figures of people. Surrounding the courtyard are several multi-story buildings with large windows and balconies. The image is overlaid with a semi-transparent dark grey rectangle, and the text "Thank you!" is centered within this rectangle in a white, bold, sans-serif font.

**Thank you!**