



# 1250 MARYLAND AVE SW RESIDENTIAL

PRESENTATION TO THE US COMMISSION OF FINE ARTS

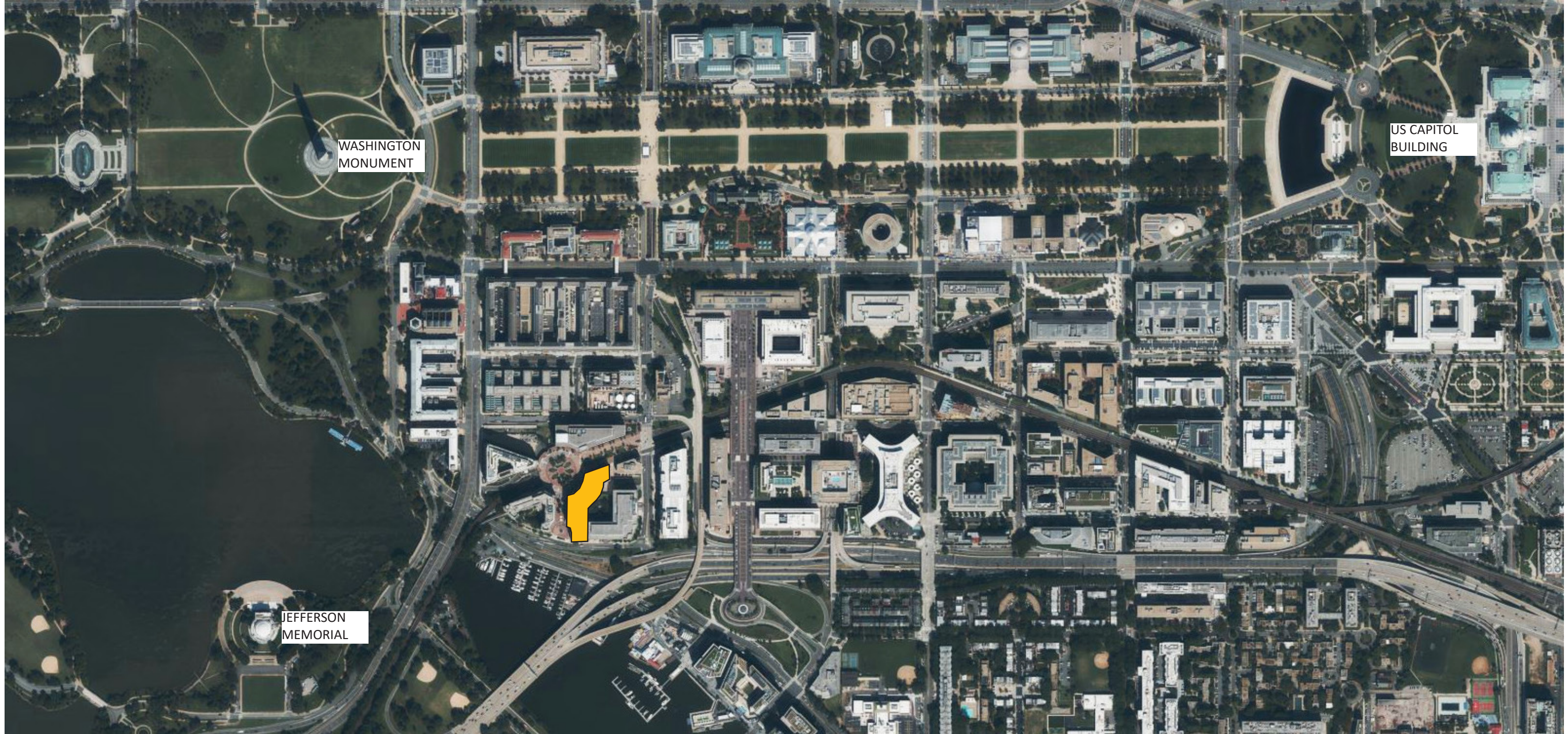
SEPTEMBER 15, 2022

**LOWE**

**BEYER  
BLINDER  
BELLE**

## **EXISTING BUILDING & SITE CONTEXT**









MARYLAND AVE FACADE NE CORNER



MARYLAND AVE FACADE AT CIRCLE



WEST FACADE AT SOUTH END



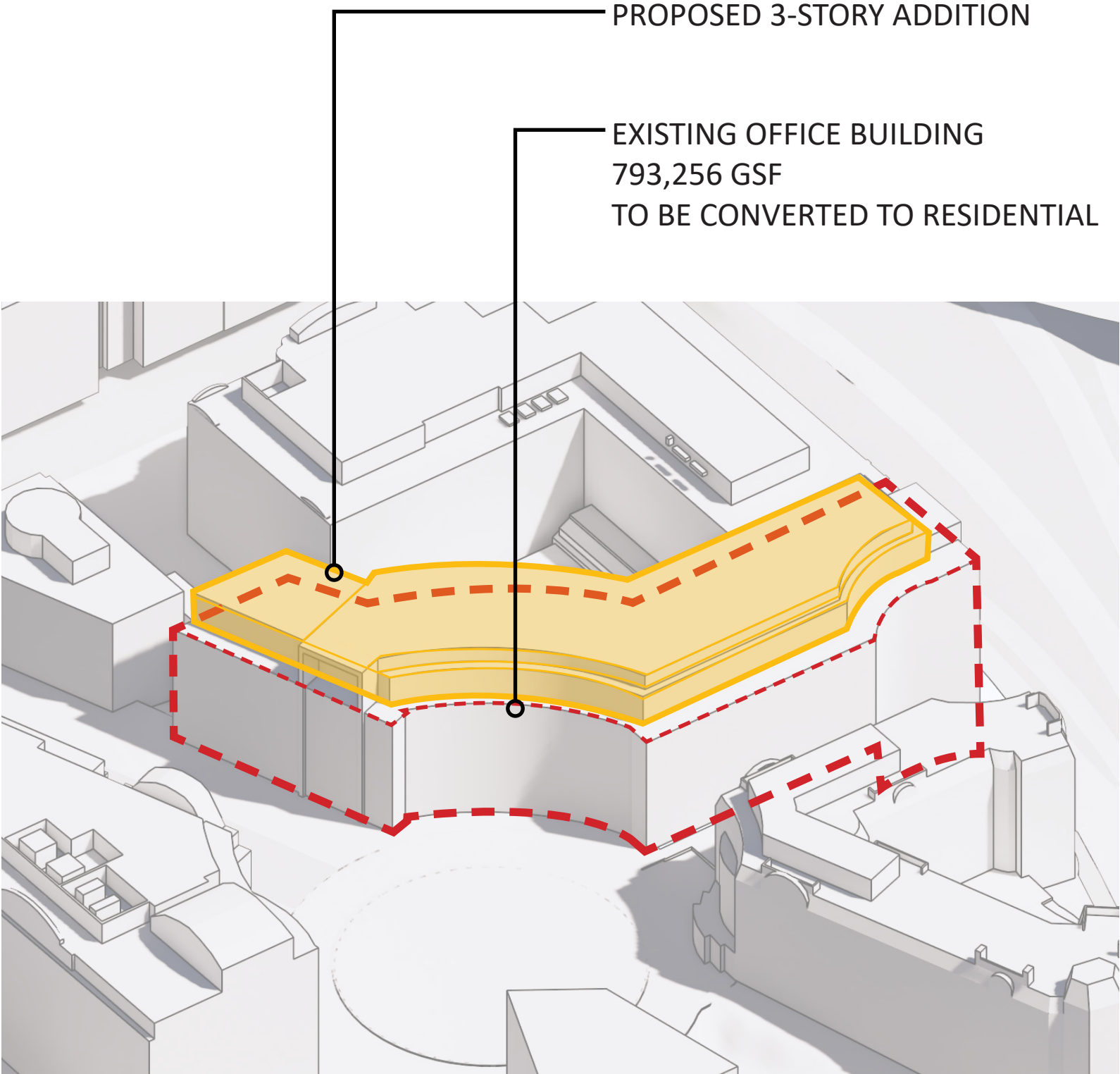
SOUTH FACADE FROM 395



MARYLAND AVE FACADE NW CORNER

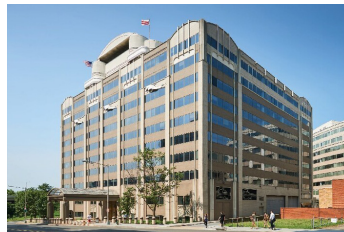


SW CORNER AT MAINE AVE





2



445 12TH ST

HEIGHT AT 12TH ST:  
10 STORIES + PH

HEIGHT AT D ST:  
11 STORIES + PH

3

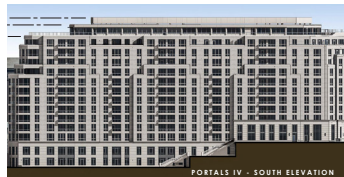


1201 MD AVE

HEIGHT AT MD AVE:  
9 STORIES + PH

HEIGHT AT D ST:  
10 STORIES + PH

4



300 12TH ST (FUTURE)

HEIGHT AT MD AVE:  
11 STORIES + PH

HEIGHT AT D ST:  
12 STORIES + PH

5



1331 MD AVE

HEIGHT AT MD AVE:  
11 STORIES + PH

HEIGHT AT 14TH ST:  
13 STORIES + PH

6



MANDARIN ORIENTAL HOTEL

HEIGHT AT MD AVE:  
9 STORIES + PH

HEIGHT AT MAINE AVE:  
12 STORIES + PH

7



409 12TH ST

HEIGHT AT MD AVE:  
6 STORIES + PH

HEIGHT AT 12TH ST:  
7 STORIES + PH

8



500/550 12TH ST

HEIGHT AT MD AVE:  
12 STORIES + PH

HEIGHT AT 12 ST  
(SOUTH END):  
13 STORIES + PH

9



1311 MD AVE  
(FUTURE)

HEIGHT AT MD AVE:  
11 STORIES + PH

HEIGHT AT D ST:  
12 STORIES + PH

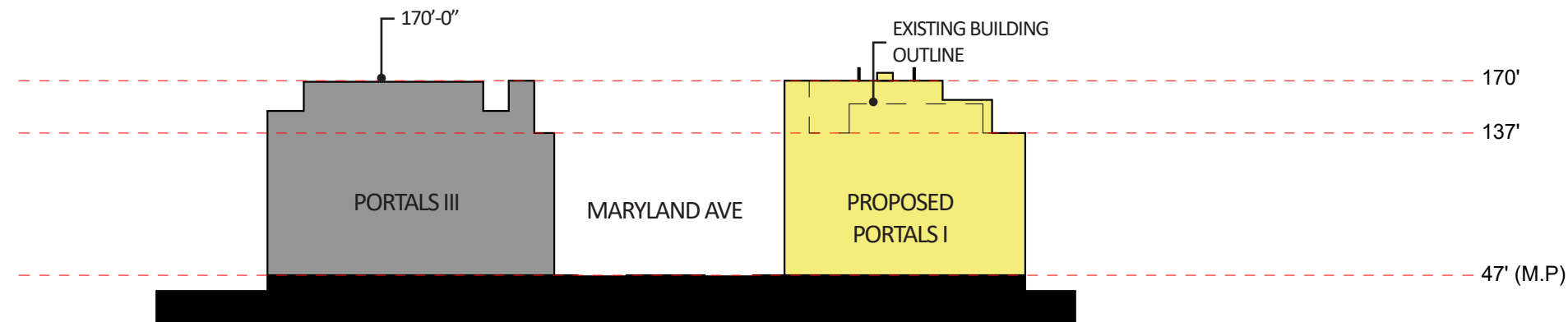
ADJACENT BUILDING CONTEXT SITE PLAN



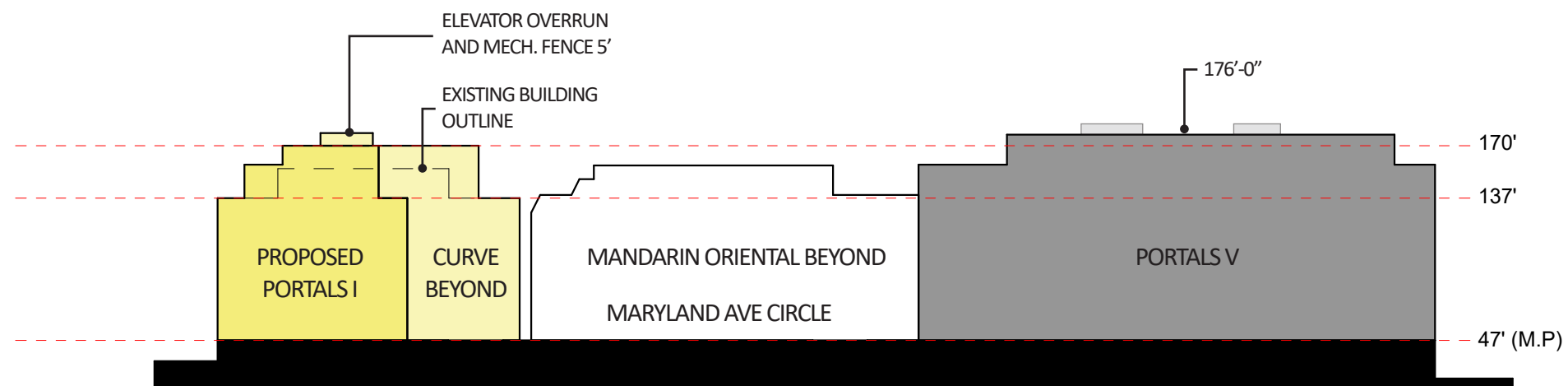
\*ELEVATIONS DENOTE MAIN ROOF ELEVATIONS FROM BUILDING MEASURING POINT

\*\*YELLOW OUTLINED SITES ARE APPROVED FUTURE BUILDINGS

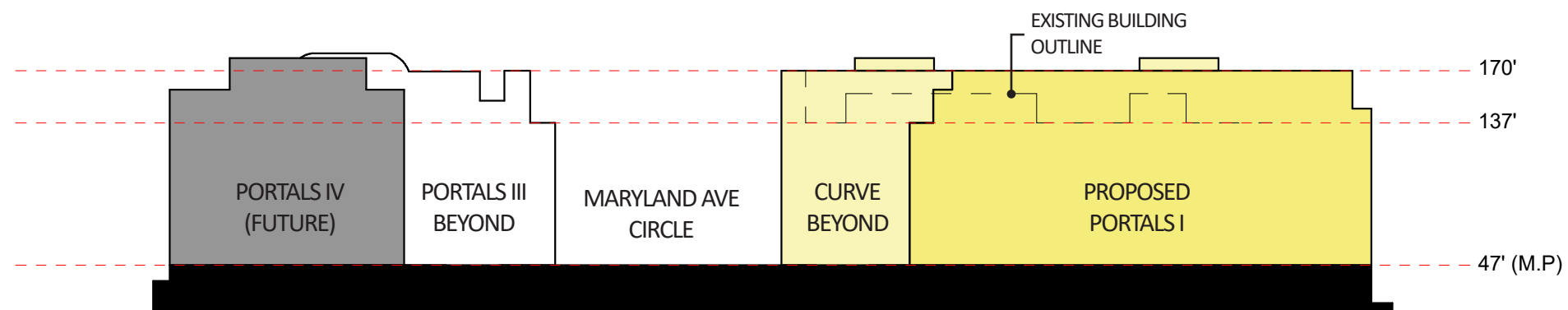




1: SECTION THROUGH MD AVE LOOKING TOWARDS CAPITOL

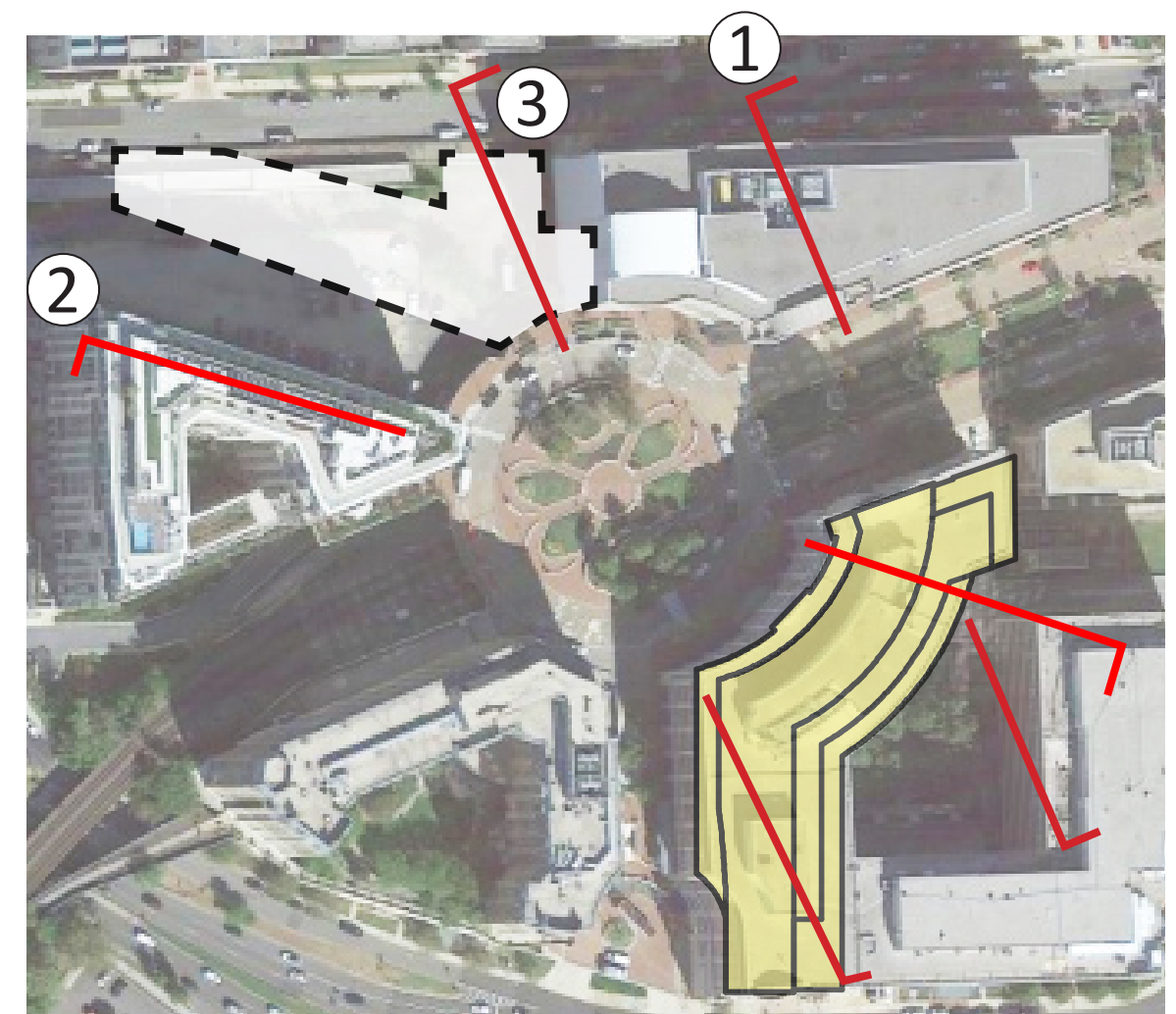


2: SECTION THROUGH MD AVE CIRCLE LOOKING SOUTH

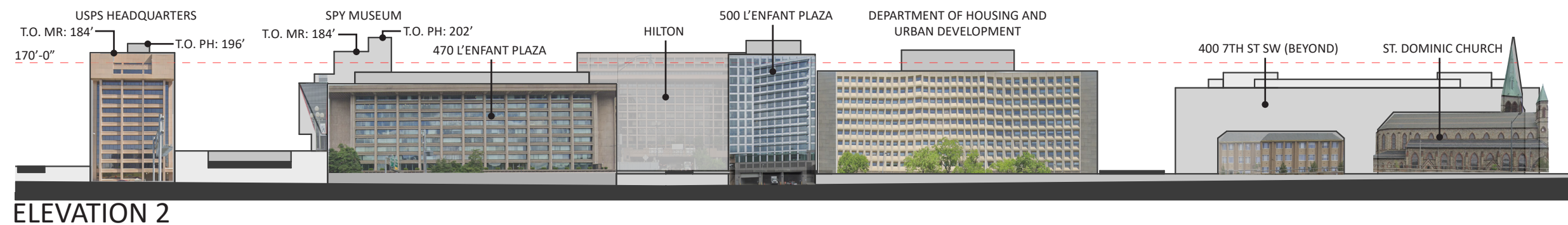
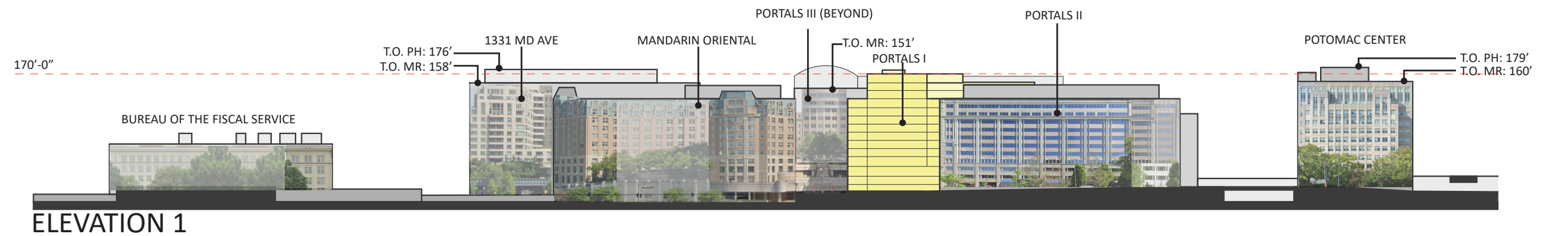
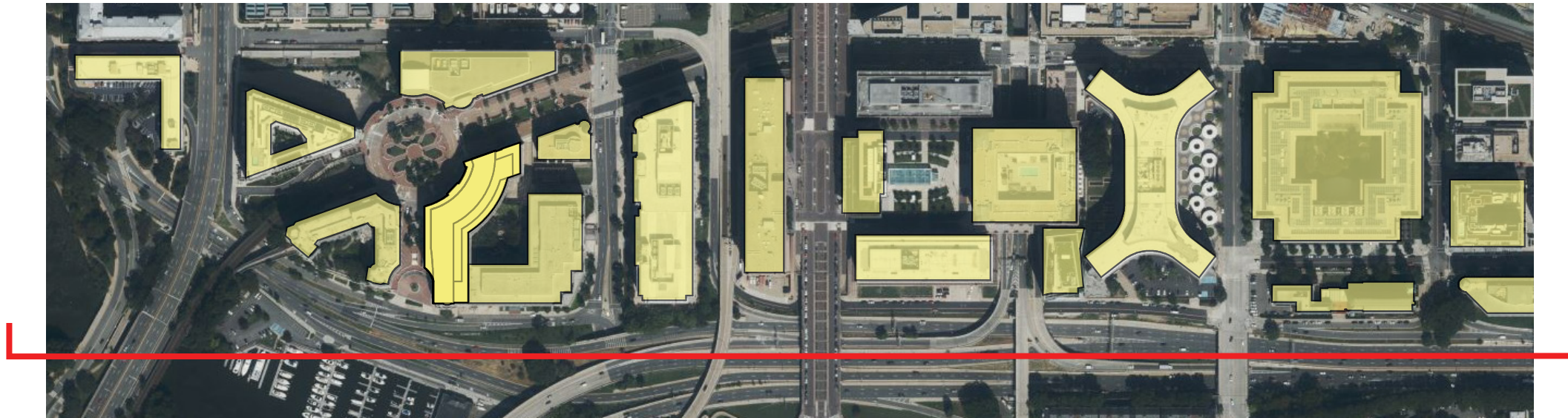
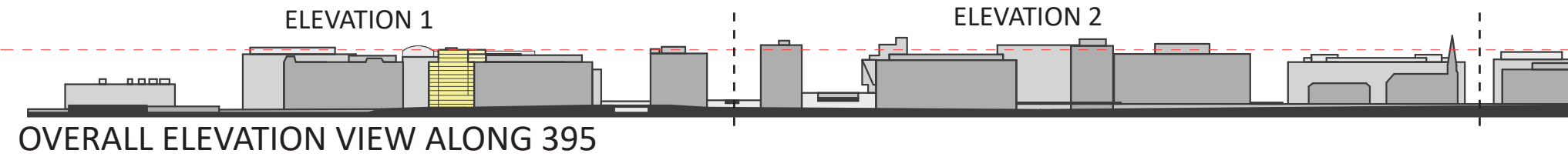


3: SECTION THROUGH MD AVE CIRCLE LOOKING TOWARDS CAPITOL

\*ELEVATIONS MEASURED FROM SEA LEVEL



SECTION LEGEND

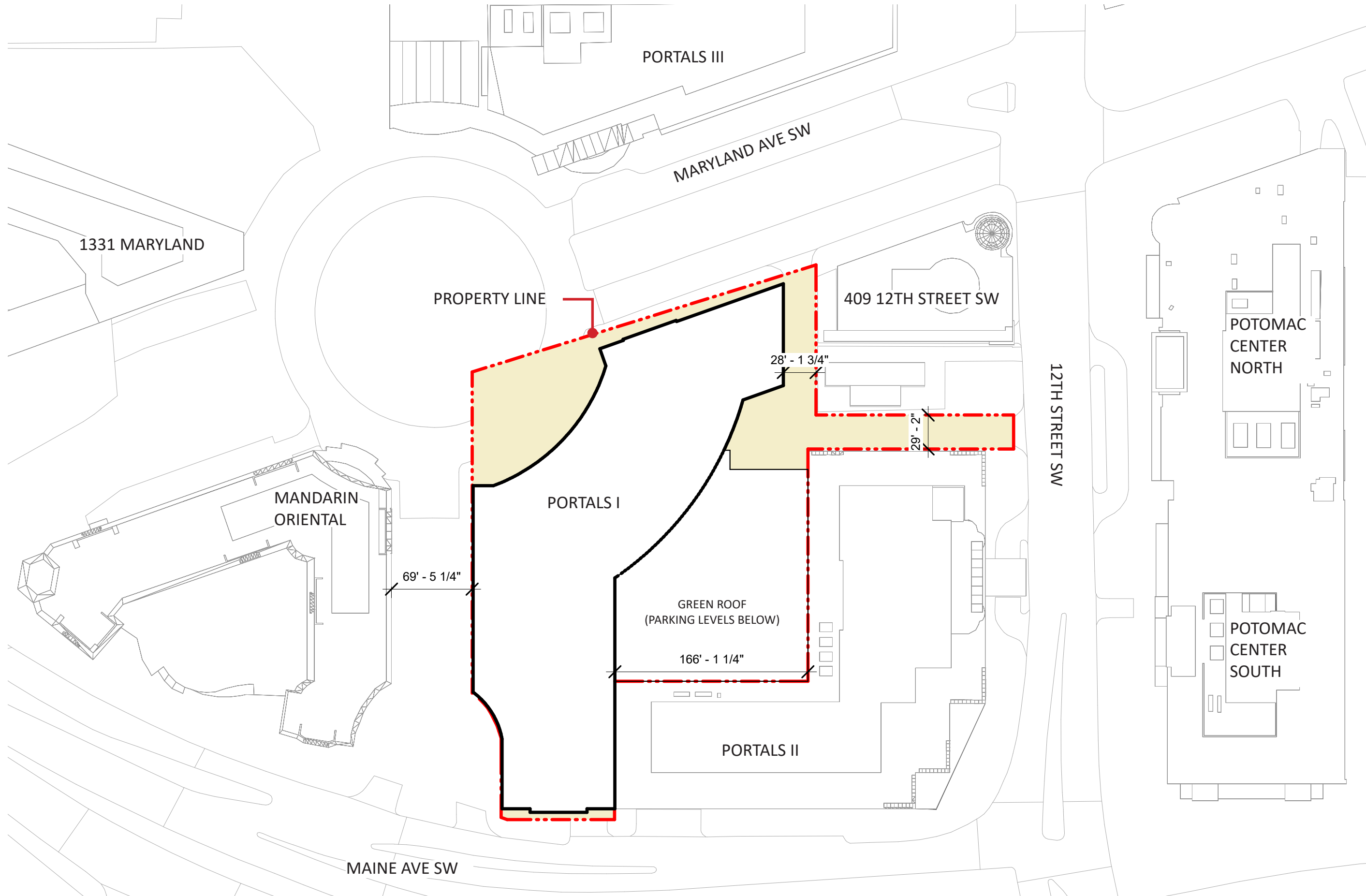


\*ELEVATIONS MEASURED FROM SEA LEVEL







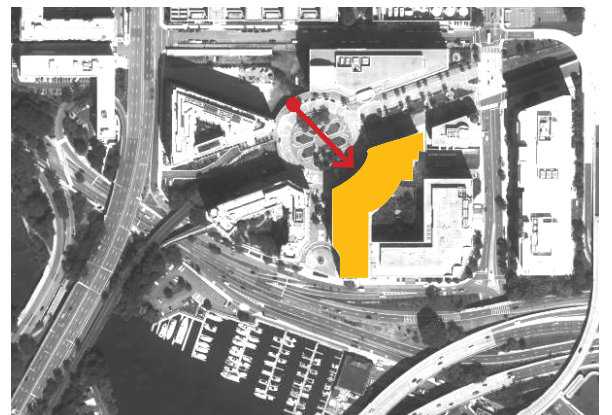


## **PROPOSED MASSING & CRITICAL VIEWS**





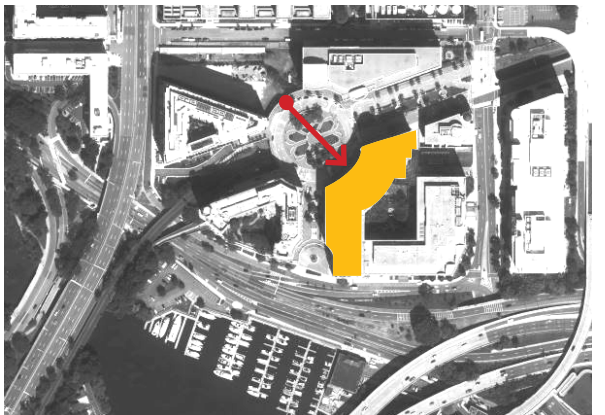
OPTION 1







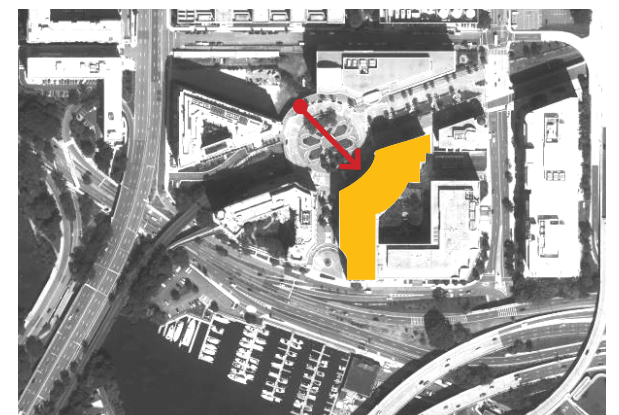
OPTION 2







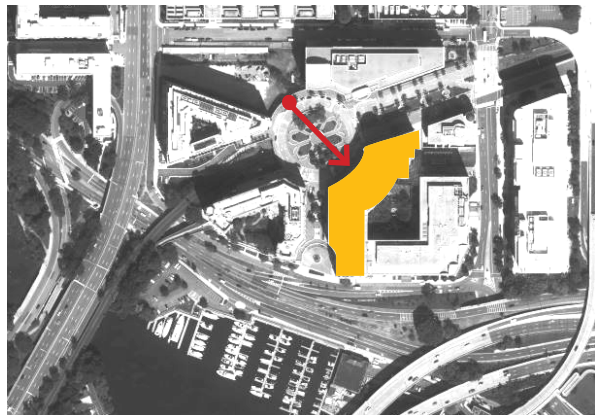
OPTION 3







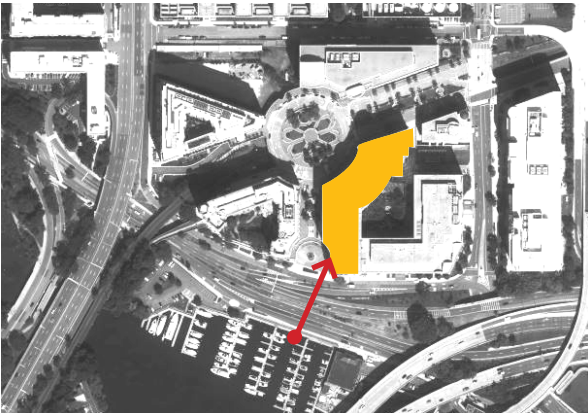
OPTION 4







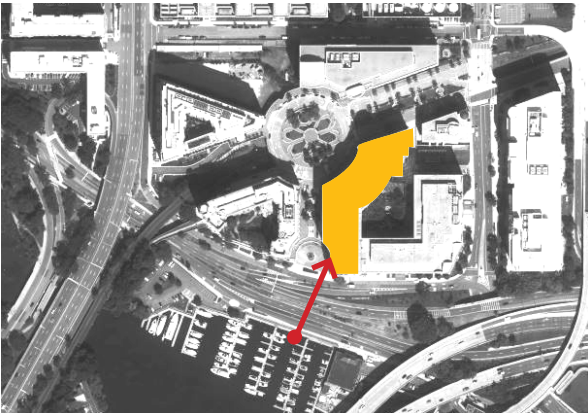
OPTION 1







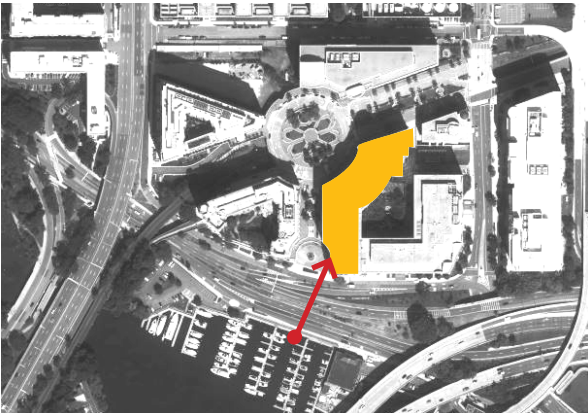
OPTION 2







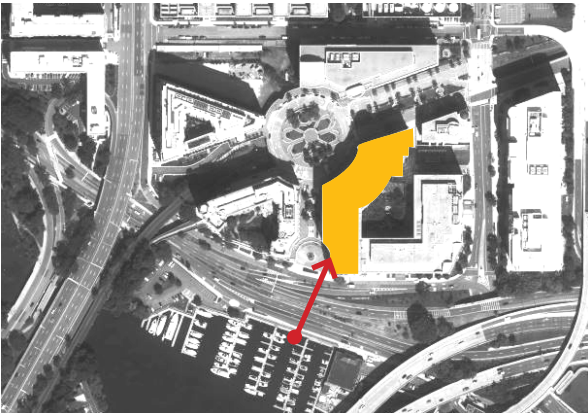
OPTION 3







OPTION 4



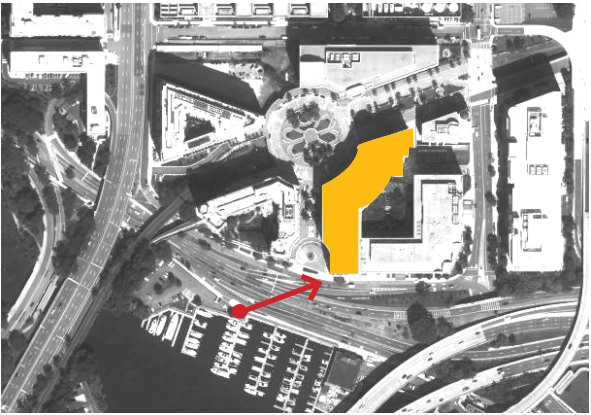




EXISTING



NEW 1250 MARYLAND AVE



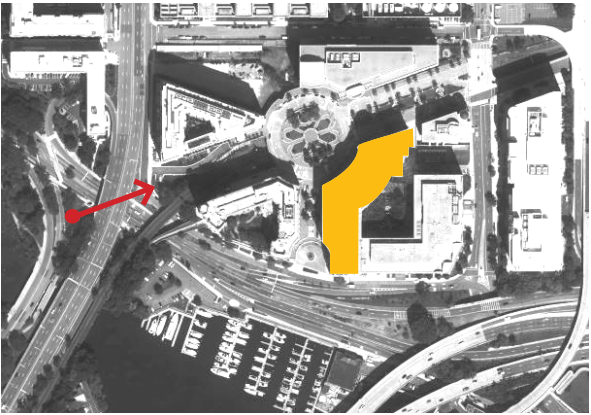




EXISTING



NEW 1250 MARYLAND AVE



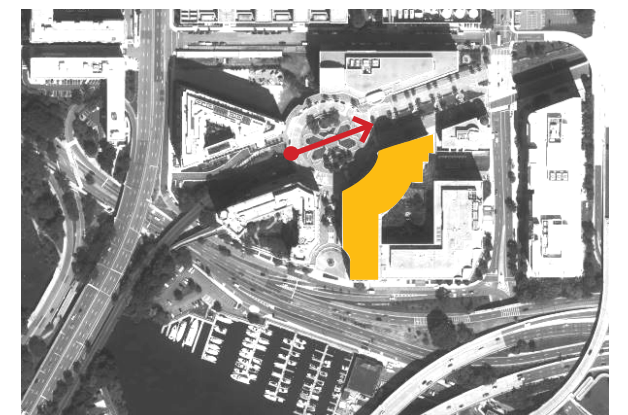




EXISTING



NEW 1250 MARYLAND AVE





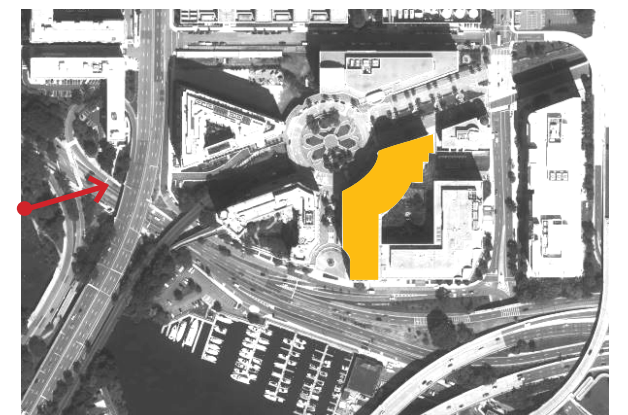


COURTESY OF THE US COMMISSION OF FINE ARTS

EXISTING



NEW 1250 MARYLAND AVE



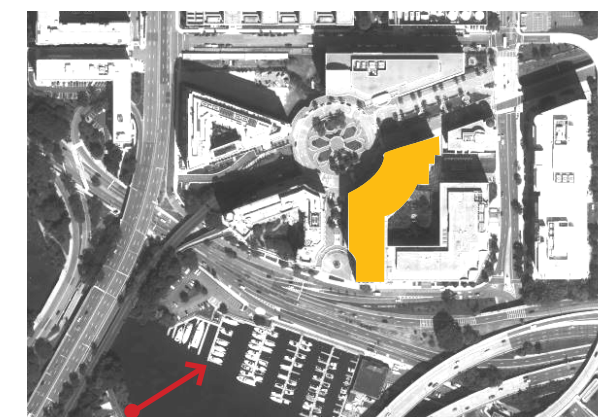




EXISTING



NEW 1250 MARYLAND AVE





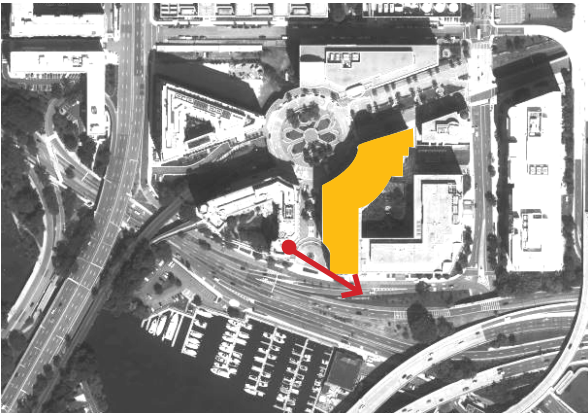
OPTION 1



EXISTING



NEW 1250 MARYLAND AVE





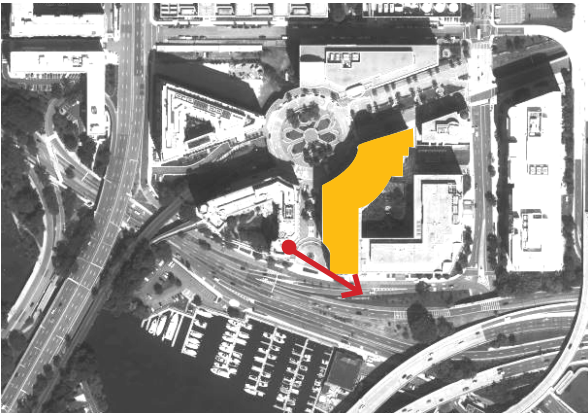
OPTION 2



EXISTING



NEW 1250 MARYLAND AVE





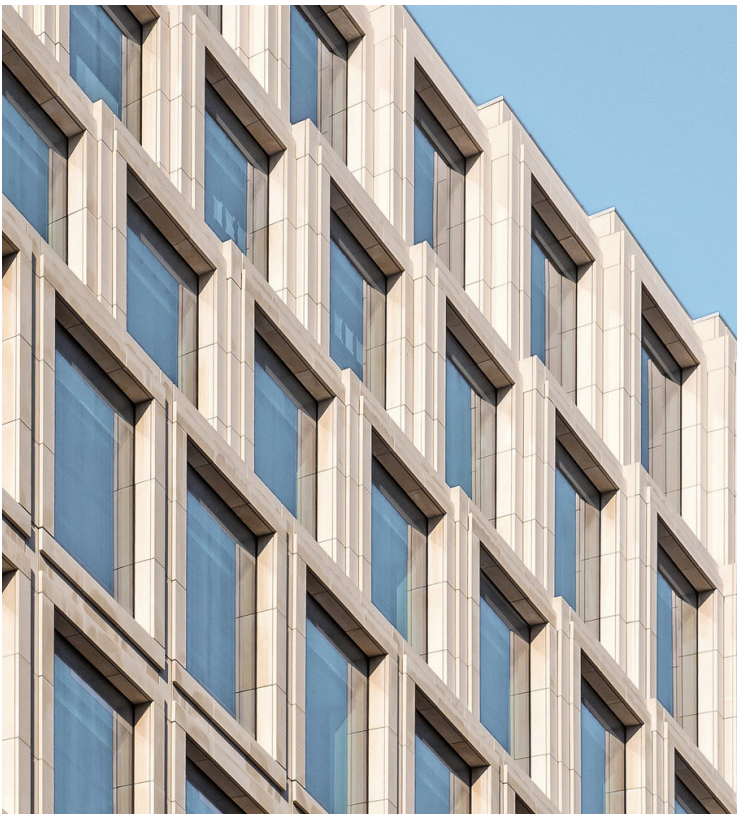
## **PROPOSED MATERIAL & TEXTURE**



ARTICULATED METAL & GLASS

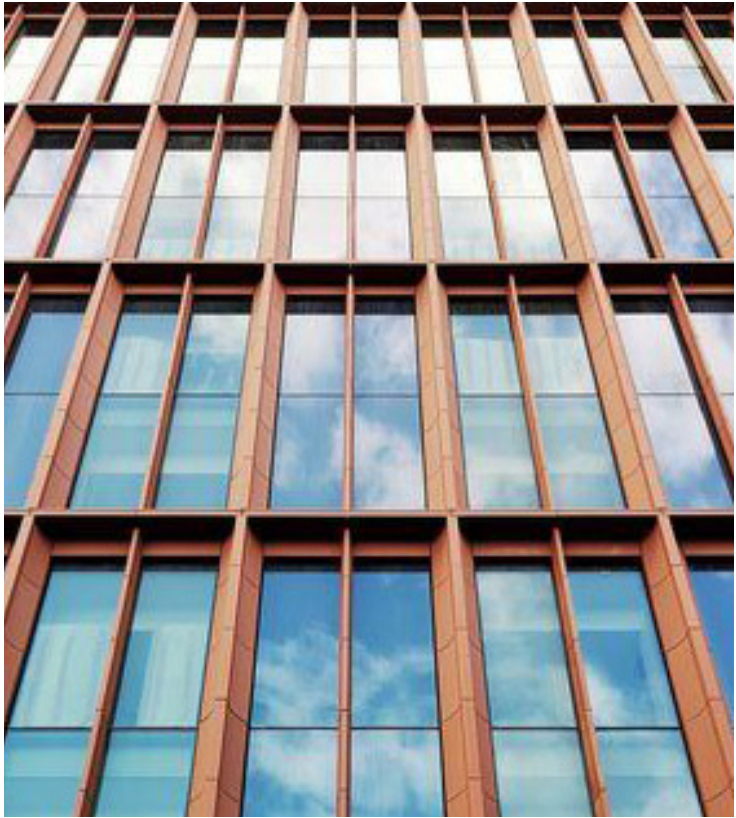


PRECAST OR MASONRY FRAME





ARTICULATED METAL & GLASS



PRECAST OR MASONRY FRAME





OPTION 1



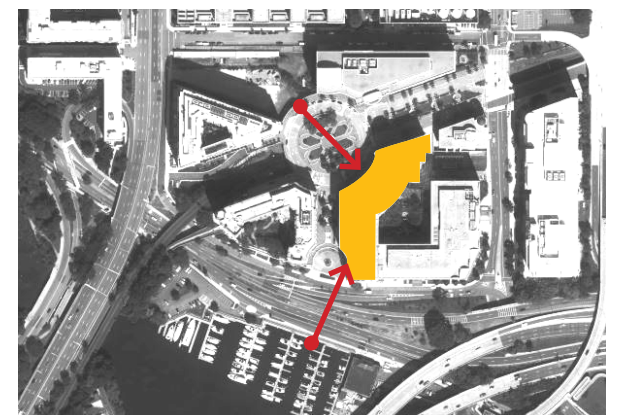
OPTION 2



OPTION 3



OPTION 4



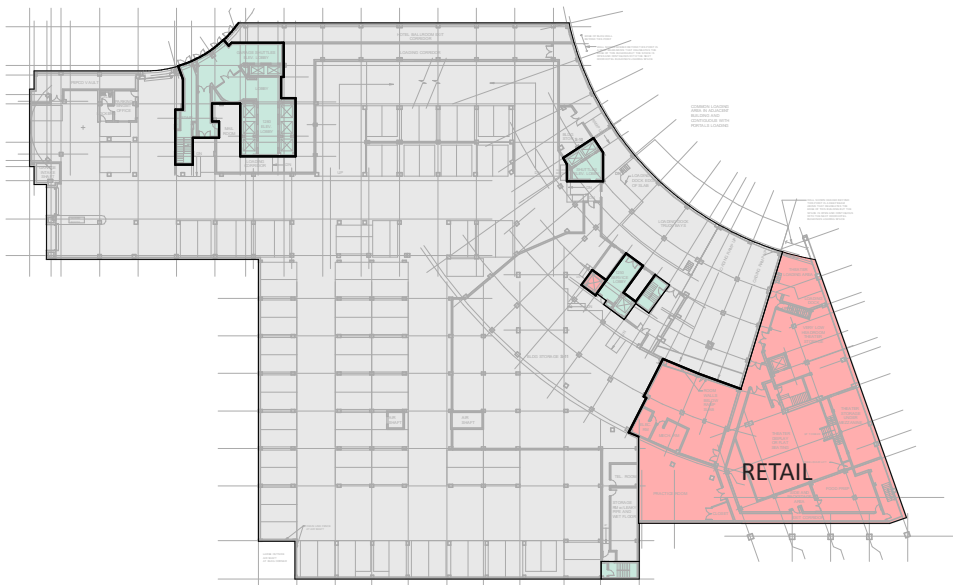


## **FLOOR PLANS & BUILDING SECTION**





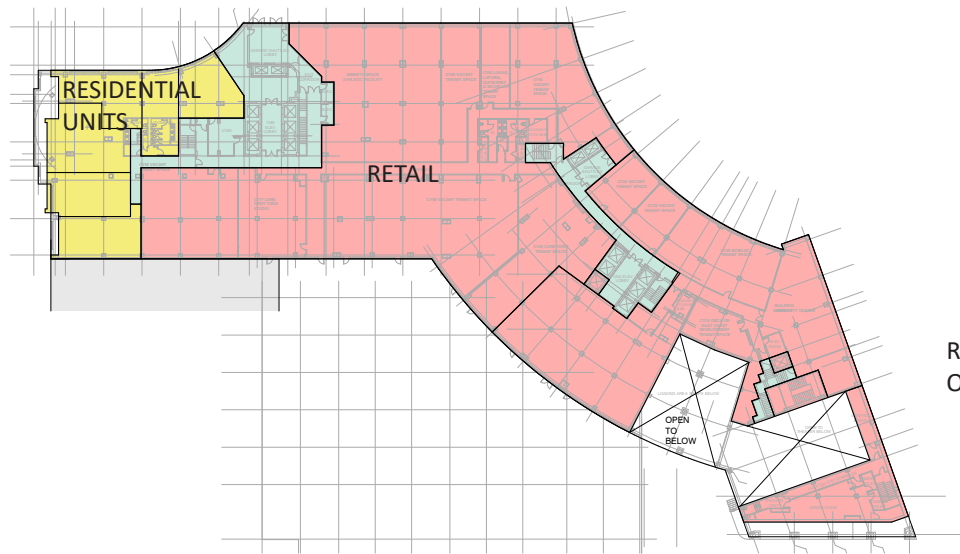
P3 LEVEL (P4 SIM)



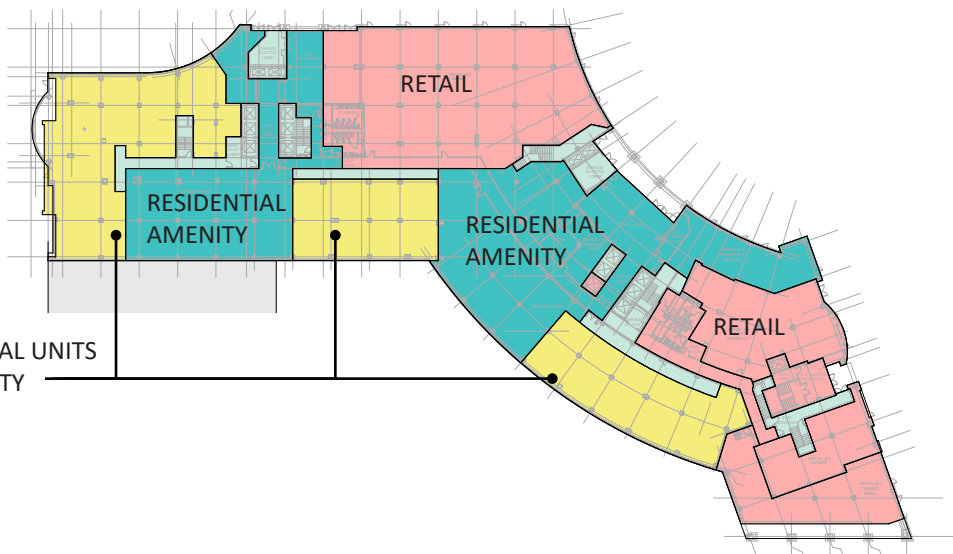
P2 LEVEL



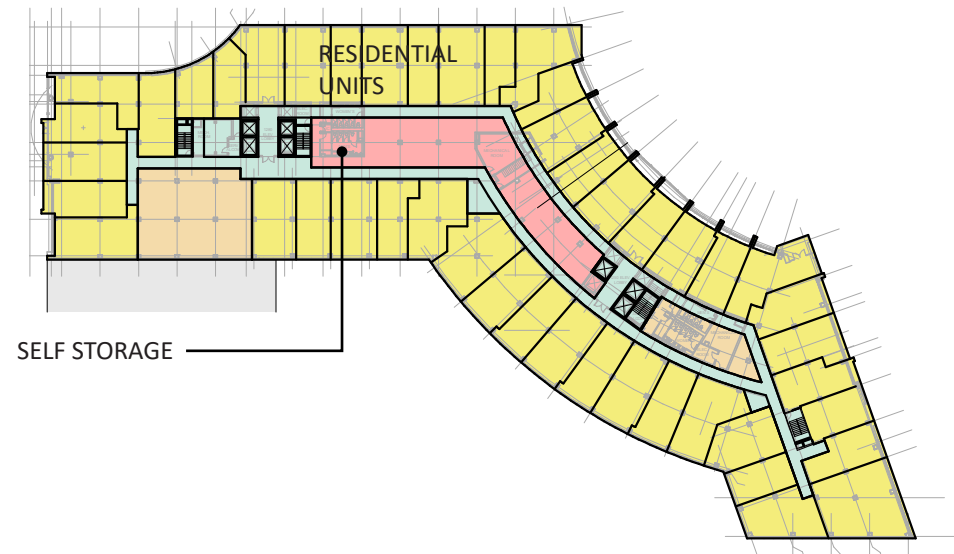
P1 LEVEL



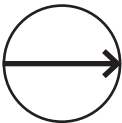
COURTYARD LEVEL



LEVEL 01

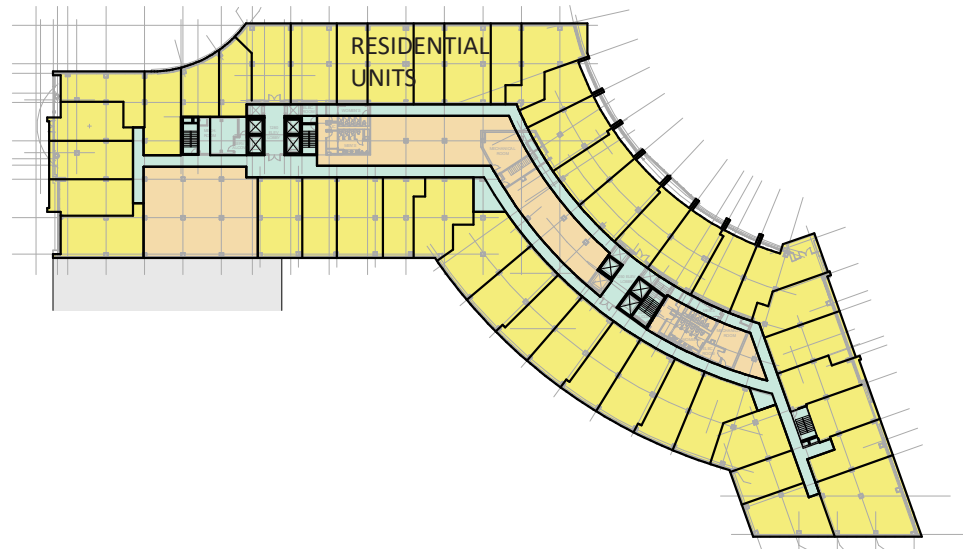


LEVEL 02-03

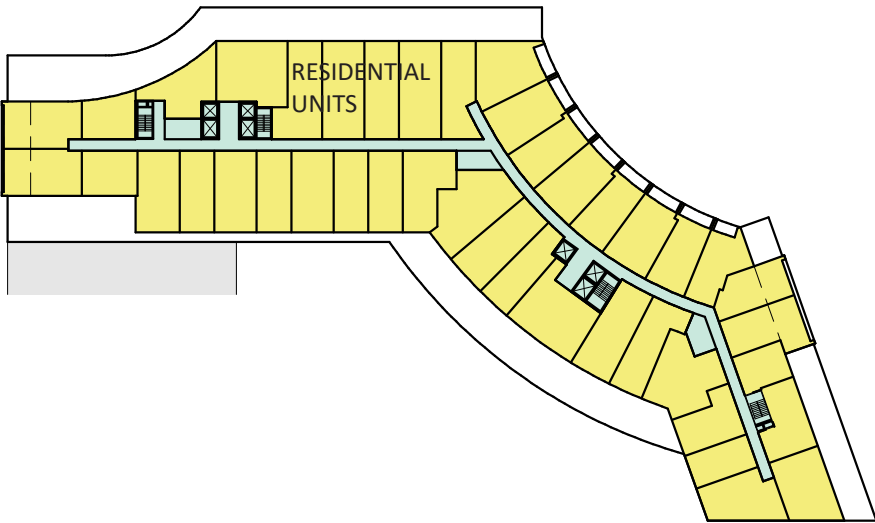


- COLOR LEGEND**
- PARKING/MISC
  - BUILDING COMMON/CIRC.
  - RESIDENTIAL AMENITY OR RETAIL
  - UNALLOCATED
  - RESIDENTIAL RSF
  - RETAIL/SERVICE/ EATING AND DRINKING/ OTHER NON-RESIDENTIAL USES PERMITTED IN THE D-5 ZONE

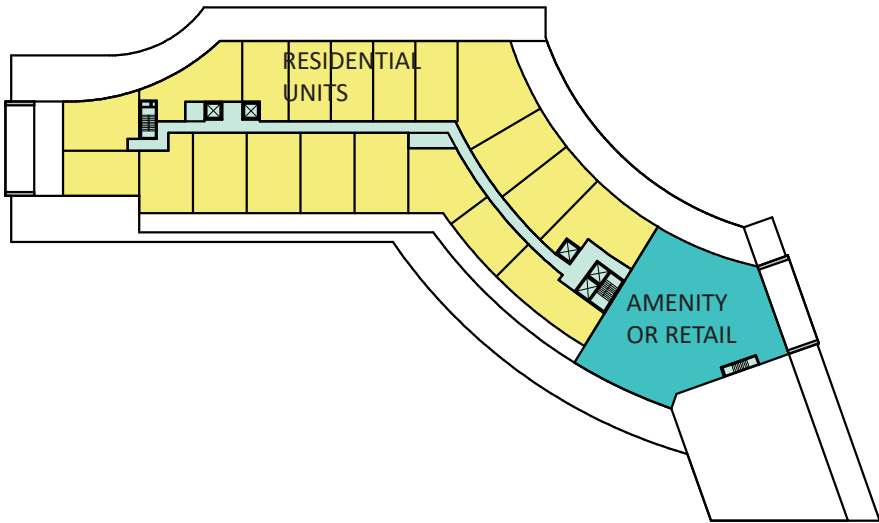




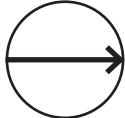
TYP FLOORS (LEVELS 04-08)



NEW FLOORS (LEVELS 09-10)



MAIN ROOF/LEVEL 11



- COLOR LEGEND**
- PARKING/MISC
  - BUILDING COMMON/CIRC.
  - RESIDENTIAL AMENITY OR RETAIL
  - UNALLOCATED
  - RESIDENTIAL RSF
  - RETAIL/SERVICE/ EATING AND DRINKING/ OTHER NON-RESIDENTIAL USES PERMITTED IN THE D-5 ZONE





