

Parcel O-1 at The Yards
Washington, DC

PRACTICE AREA

Multifamily

CLIENT

PN Hoffman

STATUS

In Progress

LEED

Pending LEED Gold



SERVICES

Architecture



PROGRAM

144,000-sf, 10-story residential building with 142 units. Two levels of below-grade parking.

DESCRIPTION

The Yards is pushing boundaries through its redevelopment of 42-acres on the Capitol Riverfront. An adaptive reuse of land formerly belonging to the United States Navy for shipbuilding and ordinance production, its geography—and architecture—plays a central role in branding. The Yards’s identity as a trend setting development is created and reinforced by its location on the northern bank of the Anacostia River.

Industrial-inspired residential and office buildings are anchored by vibrant retail and dining, including fitness centers, boutique shops and local restaurants. A large public park on the waterfront is a green community hub and the result of a successful public-private partnership. It features a riverfront boardwalk, dog-friendly open areas and civic art. The pre-certified LEED-Gold Neighborhood encourages sustainability through proximity to Metro, three Capital Bikeshare stations, and well-programmed landscapes.

Several industrial buildings were saved through the GSA’s historic preservation program; Parcel O-1 achieves aesthetic authenticity by using design precedents found at The Yards. By respecting historic features—including character, materials, colors and textures—the building is new construction that could be mistaken for an adaptive reuse. The stalwart ground floor is framed in masonry and contains retail, residential loft apartments, residential amenities and lobbies. Inset windows, separated by industrial dark metal, create large store fronts. Following the character of the precedents, the upper levels feature a greater

Parcel O-1 at The Yards

Washington, DC

percentage of glass to brick than the base. Though the primary frontage faces north towards the city, nods to the nearby river are found in wave-like windows. Historic industrial buildings, with very deep floor plates, employed rooftop daylighting strategies; Parcel O-1 uses a lofted penthouse with a sawtooth roof that evokes area's heritage.

WDG is Executive Architect in association with Design Architect Handel Architects.