

Washington Alley Project

TH110

Thursday, June 21, 7 AM – 8 AM

1.00 LU HSW, GBCI, RIBA

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Questions related to specific products and services may be addressed at the conclusion of this presentation.

Speakers List

- Elizabeth Emerson, AIA
Principal and Co-Founder of EL Studio
- Mark Lawrence, AIA
Principal and Co-Founder of EL Studio

Course / Learning Objectives

- Explore the historical development of the Washington alley network, and consider how it may relate back to your own communities that may have similar, underutilized urban networks.
- Learn how to locate a spatial opportunity, and develop your own research project through investigation, outreach, and proposals.
- Learn to identify design techniques and methods for soliciting feedback, engagement, and support from local communities and municipalities.
- Discover how to highlight potential sites for urban revitalization using techniques such as graphic mapping and analysis.

The Baroque plan of Washington, D.C. plays host to an extensive network of alleys unanticipated by the city's planners. The L'Enfant plan's modulated grid, scaled to accommodate the monumental, has historically necessitated a subdivision in order to accommodate the commercial and residential needs of the city. Alleys emerged in response to the urban pressures of the 19th Century but were systematically neglected in the 20th Century and have not since been adapted to optimize their potential usage.

The **WASHINGTON ALLEY PROJECT** proposes a series of strategies and methods for insuring that as Washington, D.C. continues to develop, the unique alley network of urban spaces do not go underutilized.

This session will show attendees how to target a problem, pursue an research project and how to actualize their efforts through engagement with local government and sustaining grant funding opportunities.

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DC HISTORIC ALLEY EVOLUTION

CASE STUDIES / PRECEDENTS

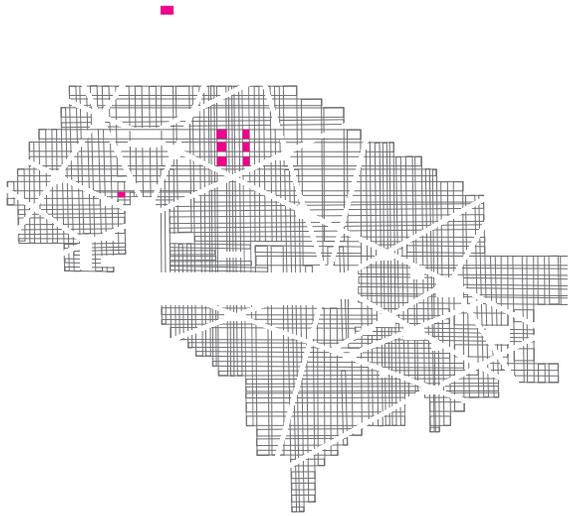
PUBLIC SURVEY / GRAPHIC SUMMARY

PROPOSALS / ALLEY HOP!

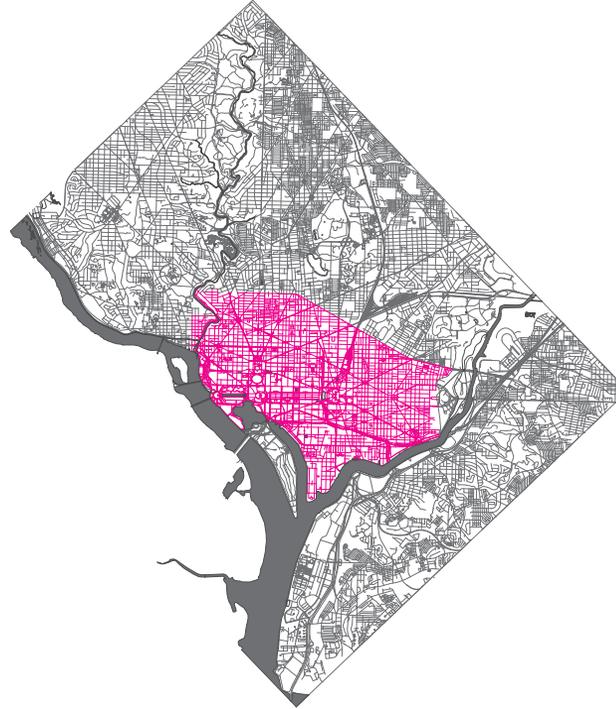
synHOPsis



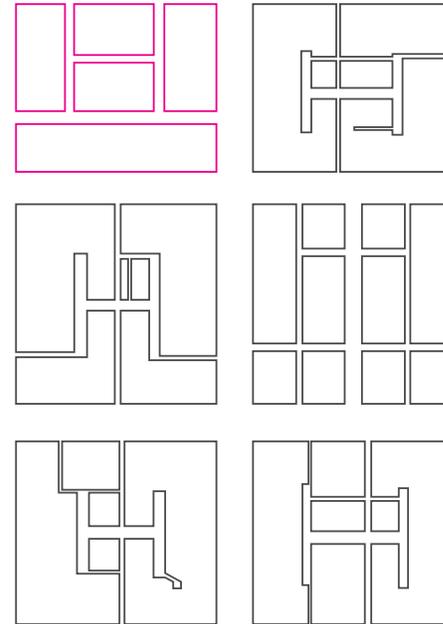
BLAGDEN ALLEY: 1923
SOURCE: SHORYP



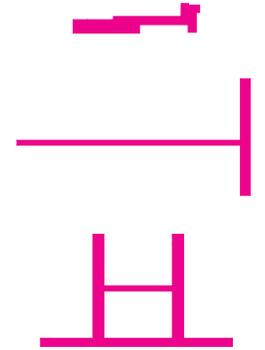
HISTORIC EVOLUTION:
L'ENFANT PLAN, 1791



POPULATION STUDY:
WASHINGTON DC, 2017



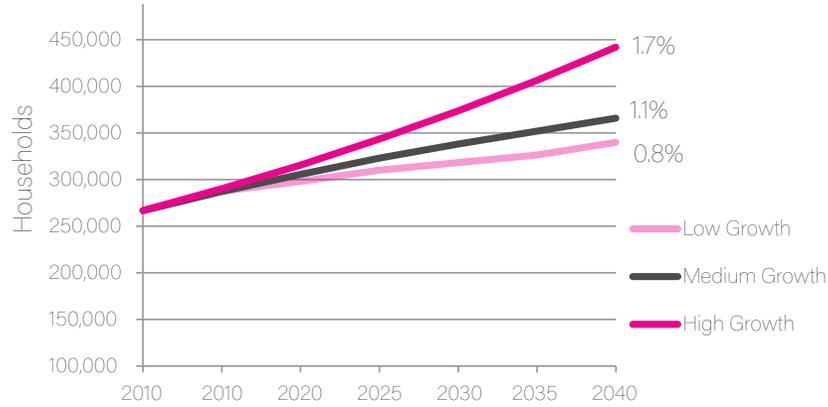
CASE STUDIES:
EXCEPTIONAL ALLEYS



CASE STUDIES:
QUOTIDIAN ALLEYS

PROJECTED POPULATION INCREASE

Source: DC Office of Planning, Height Master Plan for the District of Columbia



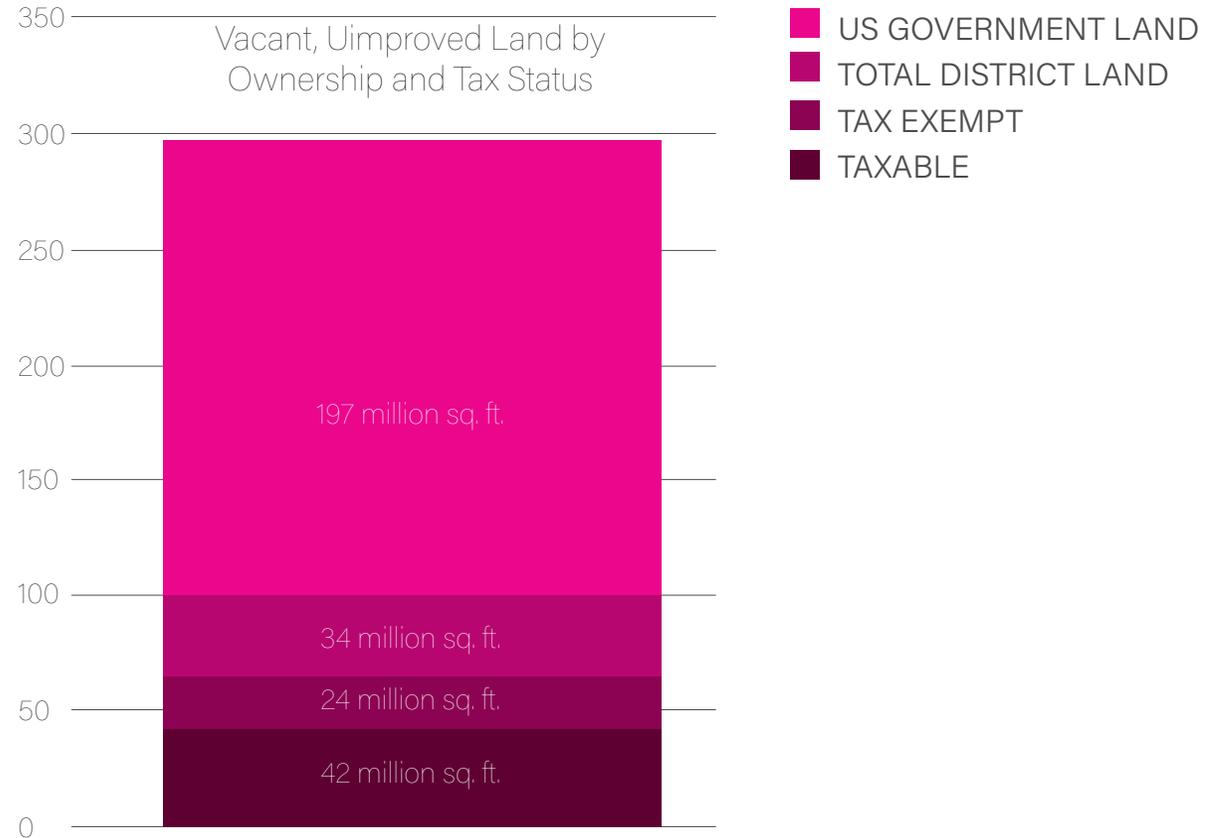
AREA DEMAND FOR PROJECTED INCREASE IN HOUSEHOLDS

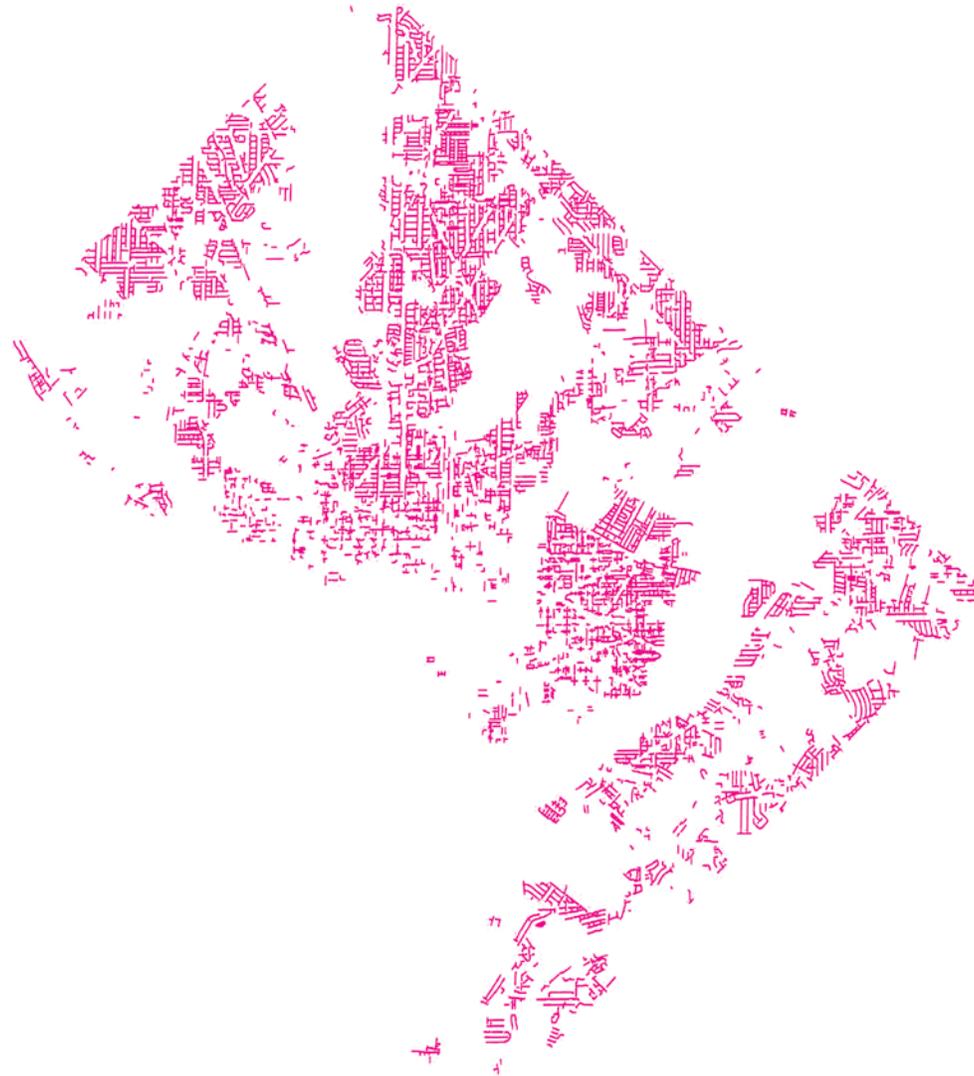
Source: DC Office of Planning, Height Master Plan for the District of Columbia

| Household Summary Totals: 2010 - 2040 | | | |
|---------------------------------------|------------------|----------------|-------------------------------|
| Scenario | Total Households | Annual Average | Residential Gross Square Feet |
| Low Growth | 73,200 | 2,440 | 87,840,000 |
| Medium Growth | 99,100 | 3,303 | 118,920,000 |
| High Growth | 175,500 | 5,850 | 210,600,000 |

DISTRIBUTION OF VACANT LAND BY OWNERSHIP

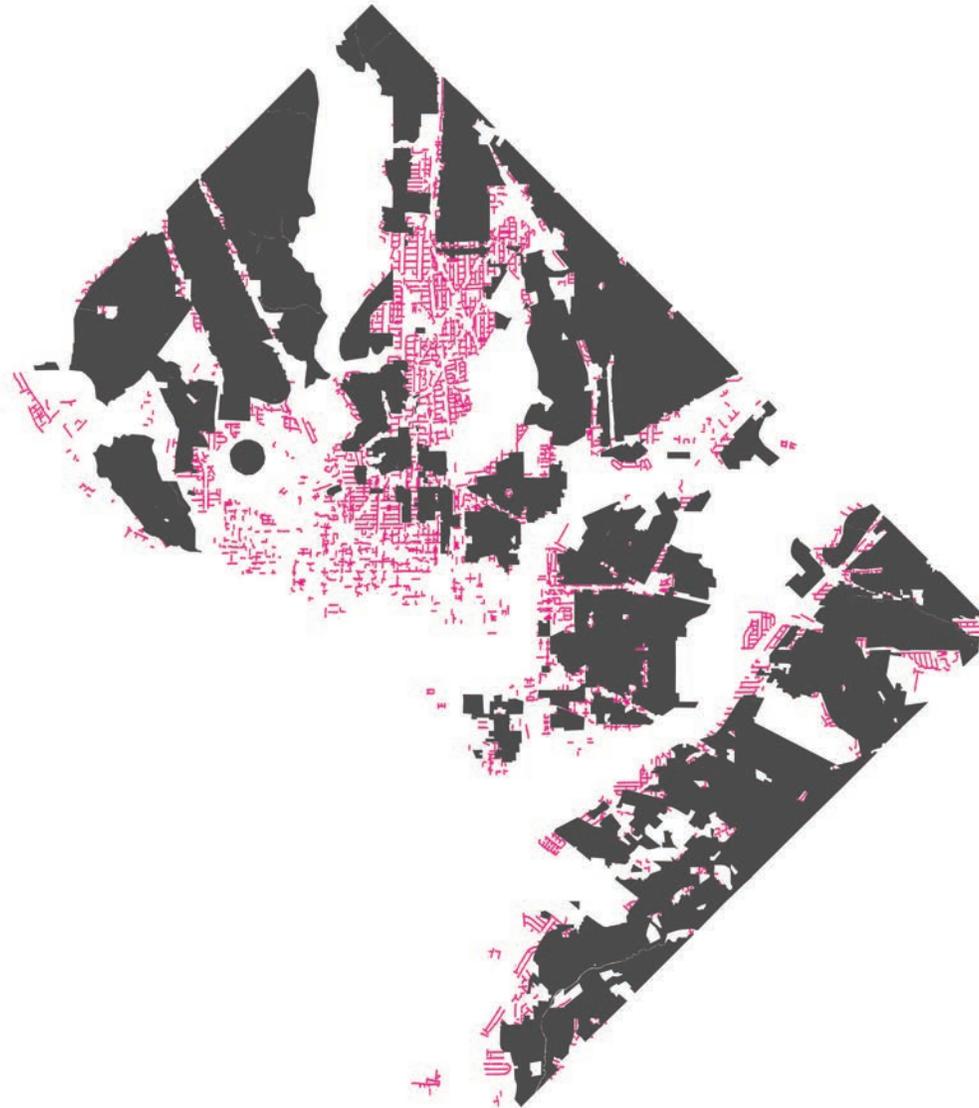
Source: DC Real Property Tax Database





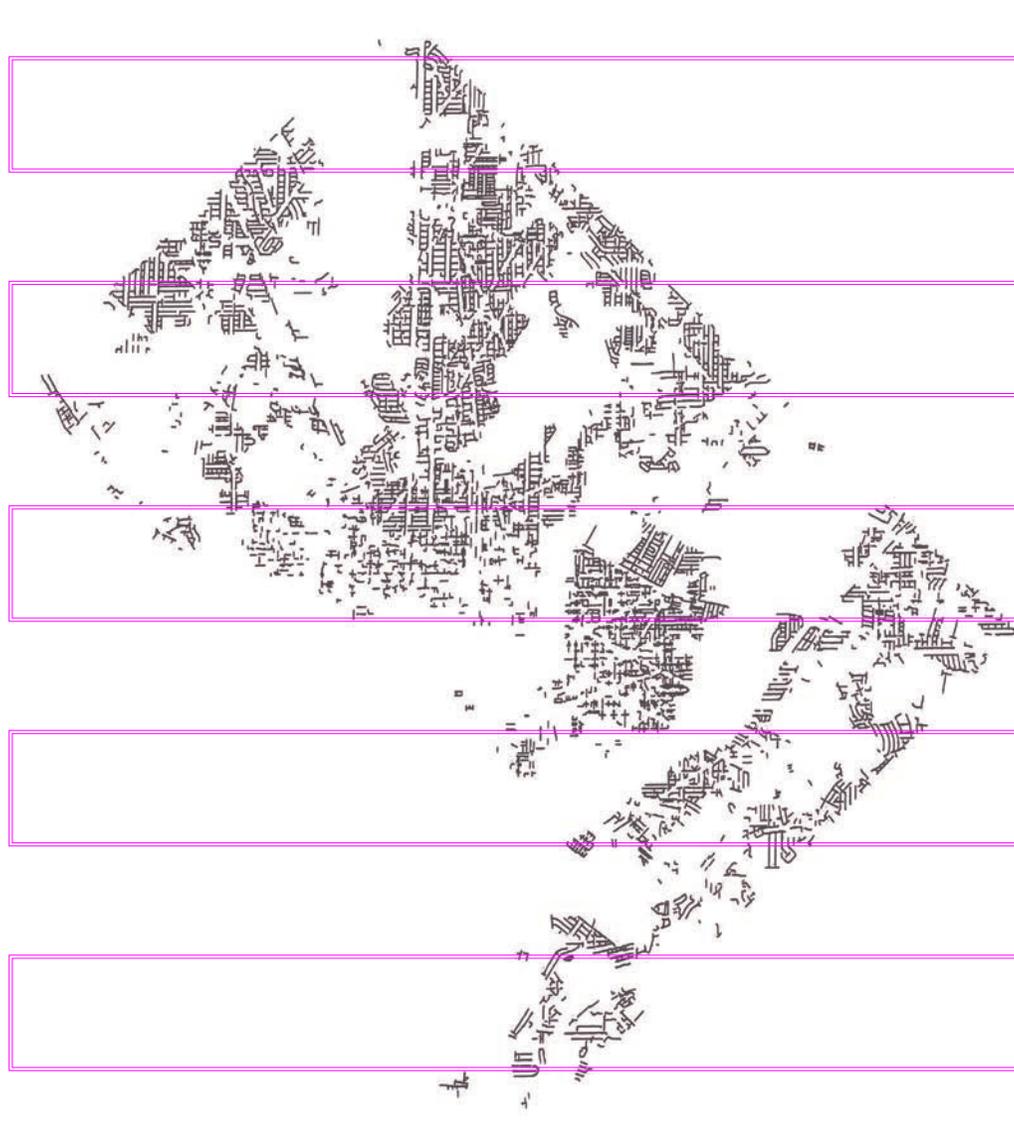
8,894 EXISTING ALLEYS
SPREAD ACROSS 4 QUADRANTS

Source: www.opendata.dc.gov



- EXISTING ALLEYS
- IN 2016, NEW ALLEY DWELLING CONSTRUCTION WAS PROHIBITED IN ZONES R1 & R2.

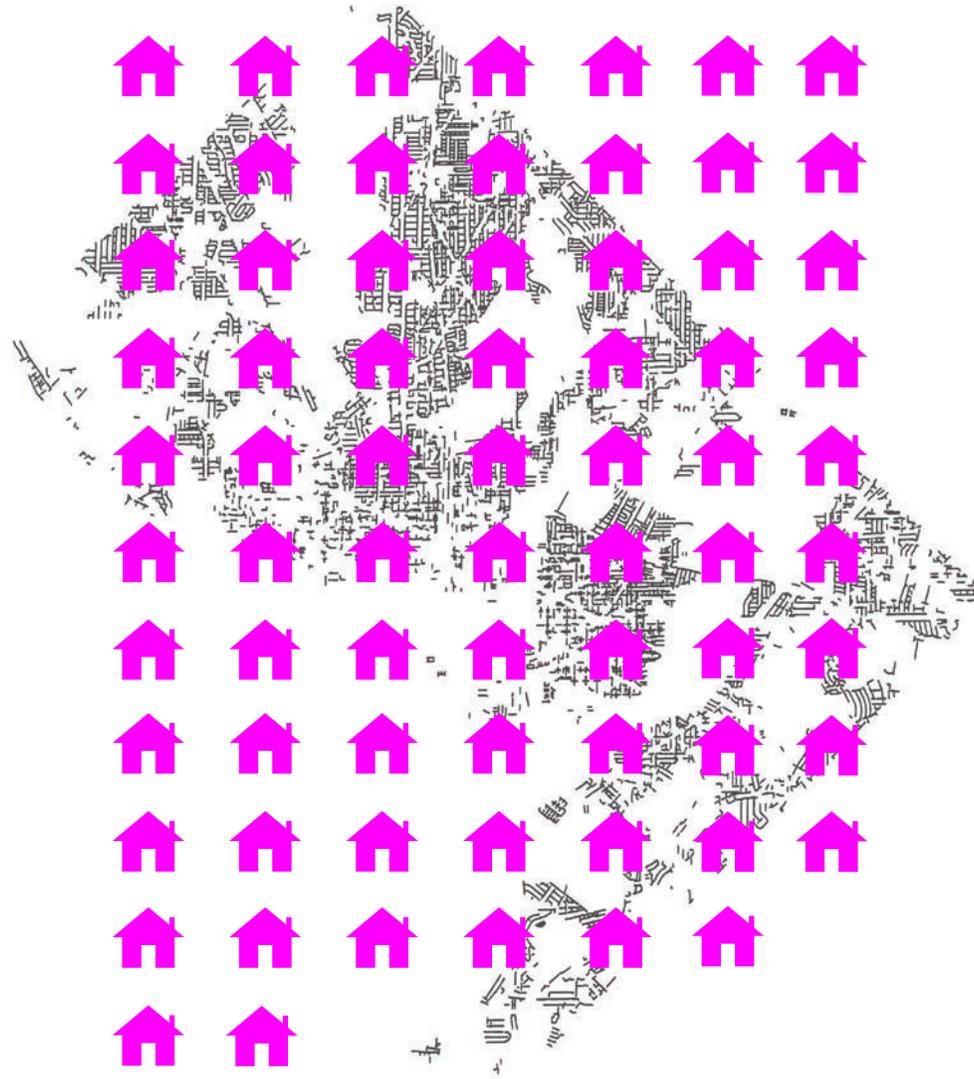
Source: DC Municipal Regulations



8,894 EXISTING ALLEYS
SPREAD ACROSS 4 QUADRANTS...

= 650,500 LINEAR FEET OF ALLEYS
X2 FOR DOUBLE ALLEY FRONTAGE

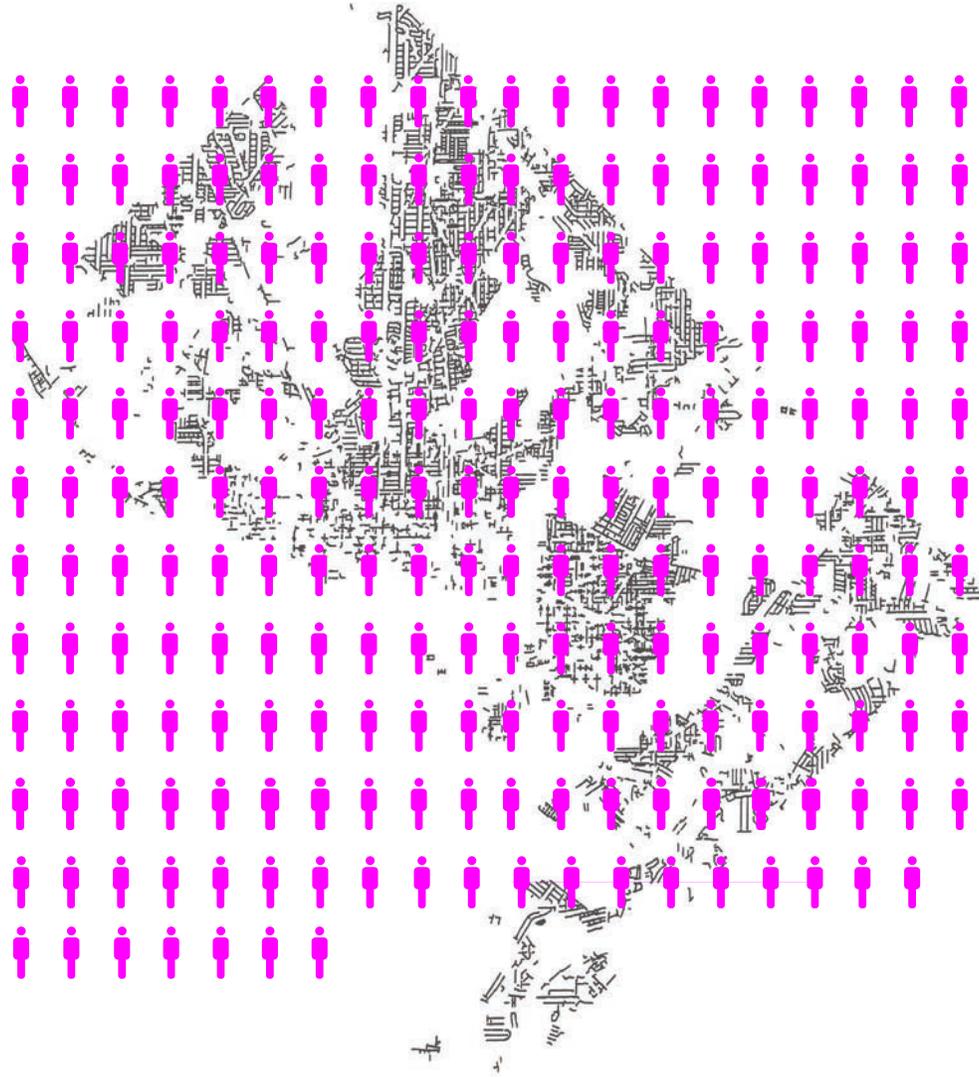
= 246 LINEAR MILES OF
POTENTIAL ALLEY FRONTAGE



 = 1000 ALLEY DWELLINGS

650,500 LINEAR FEET DIVIDED BY 18
LINEAR FEET PER DWELLING....

= 72,276 NEW ALLEY DWELLINGS !!!

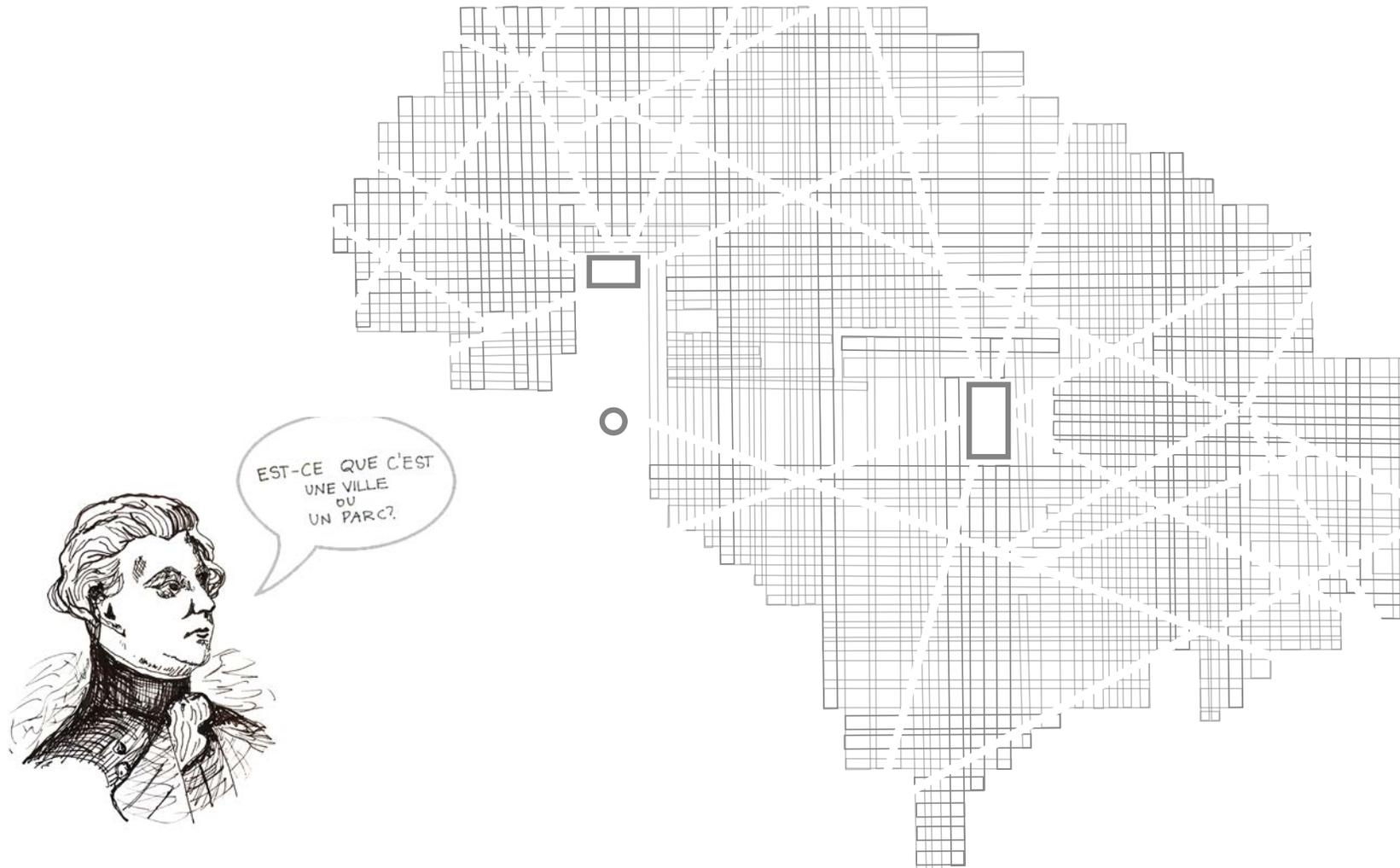


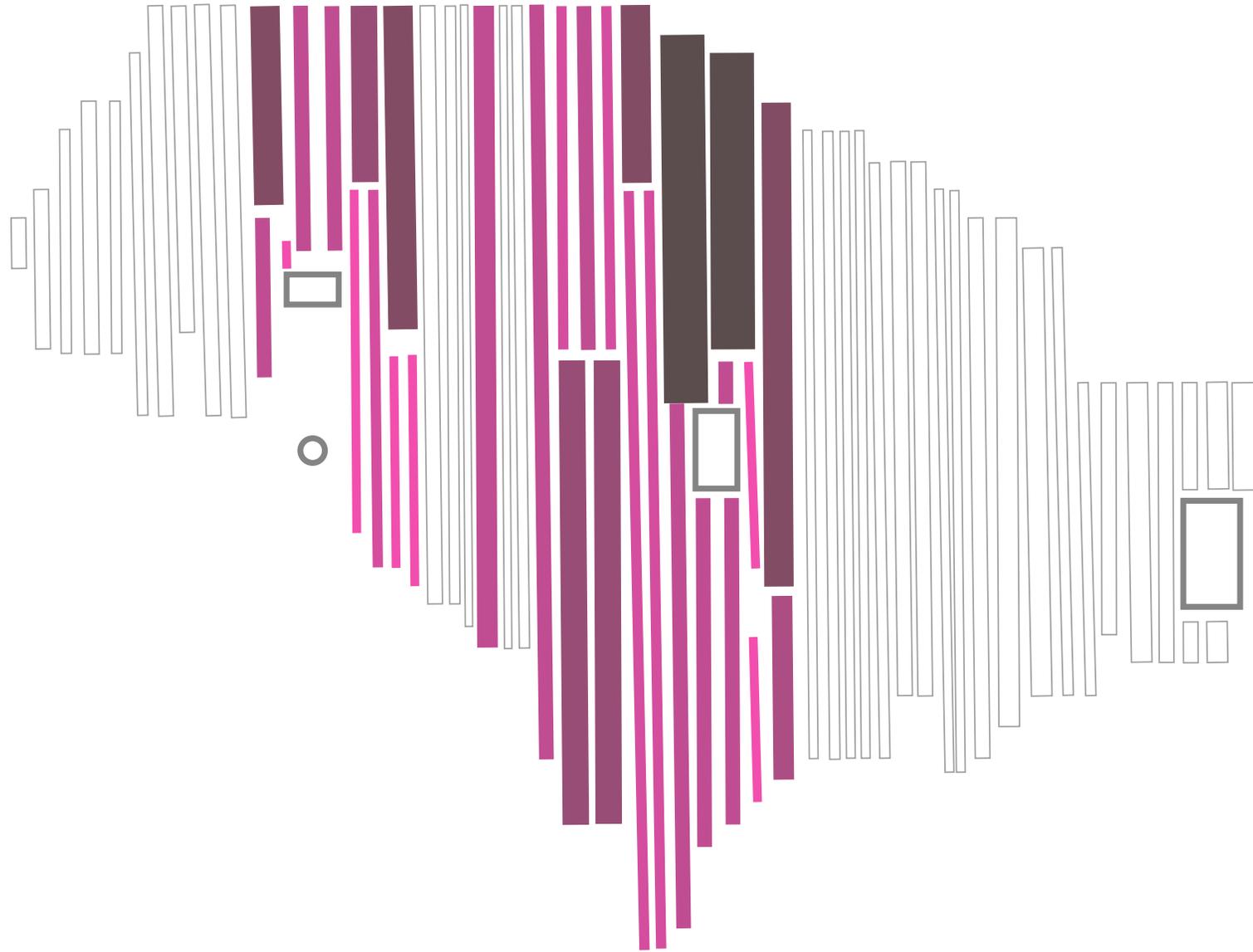
 = 1000 PEOPLE

72,276 NEW ALLEY DWELLINGS
X 3 PEOPLE PER DWELLING
= HOUSING FOR + 216,000 PEOPLE

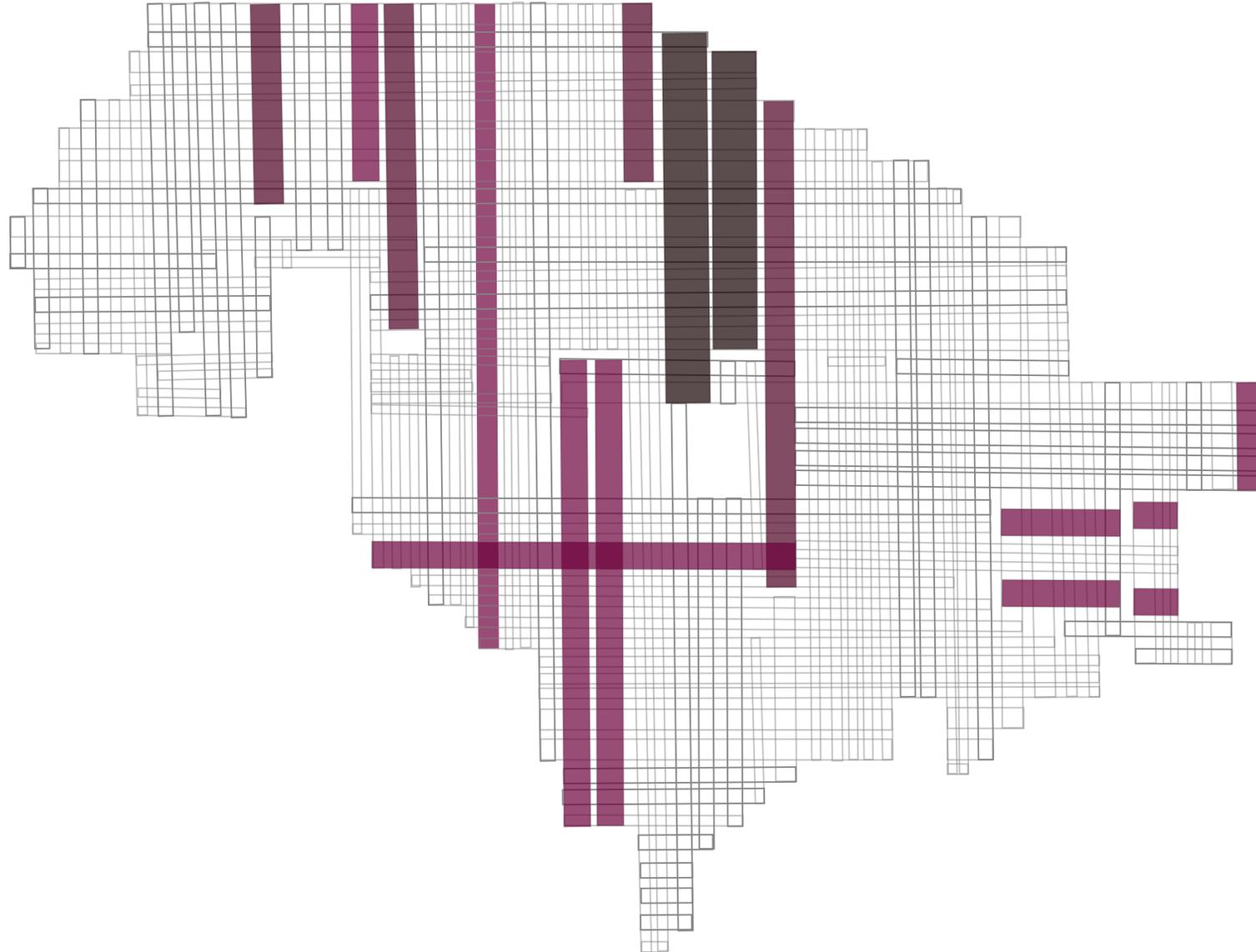
L'ENFANT PLAN, 1791

"Monuments in a park"

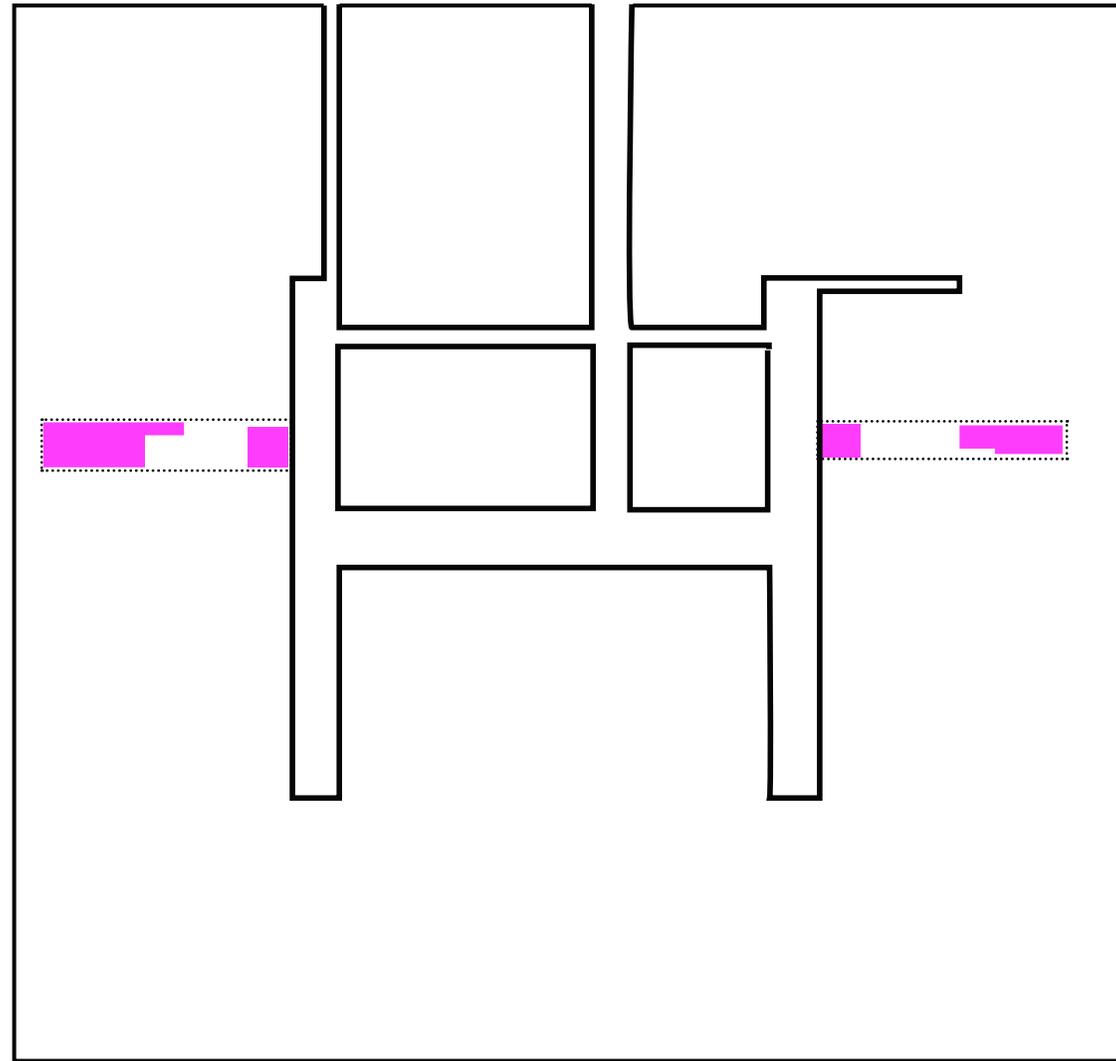




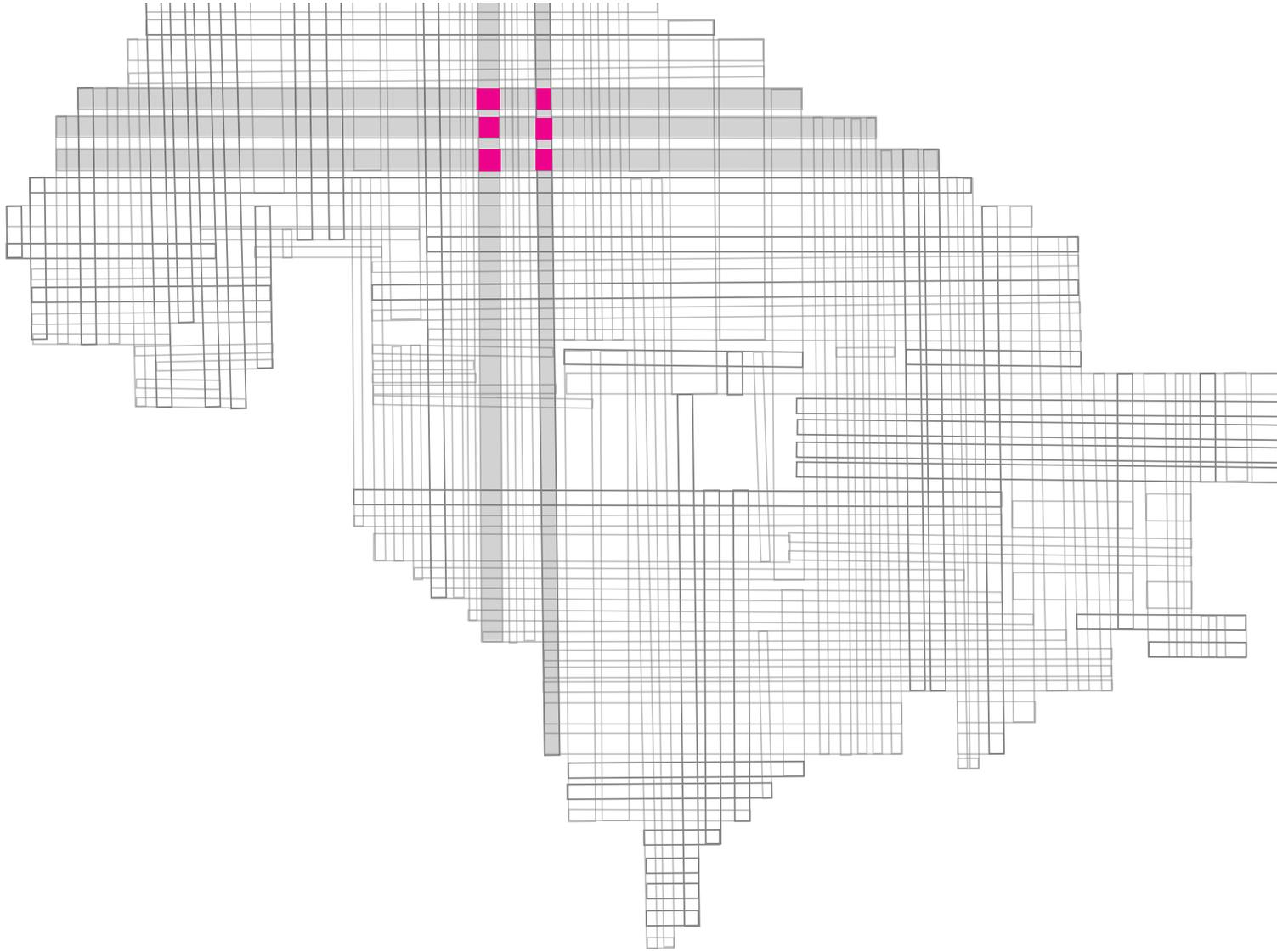




← 570 FT →

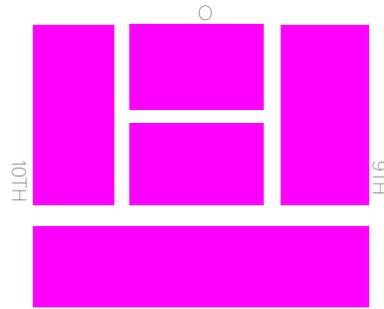


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490 FT
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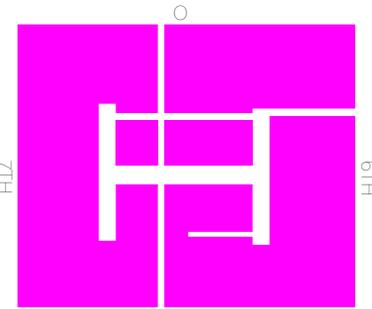


EXCEPTIONAL ALLEYS

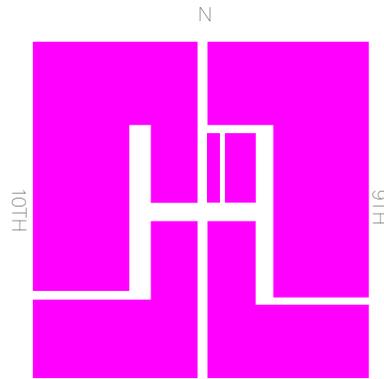
NAYLOR COURT



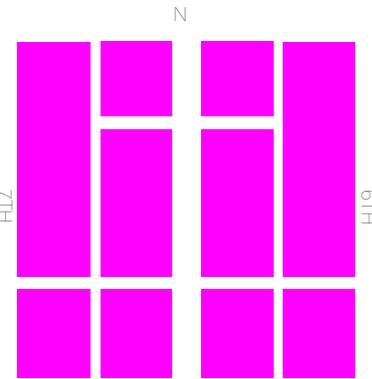
FREEMAN ALLEY



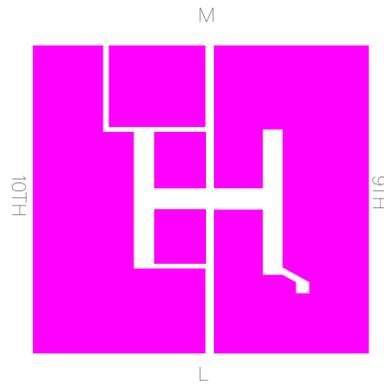
BLAGDEN ALLEY



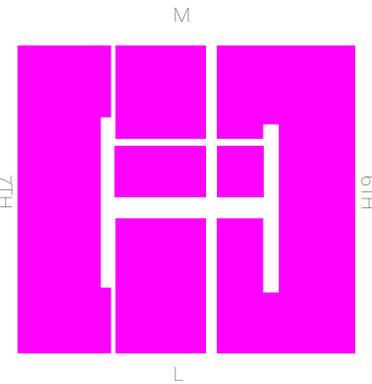
MADISON ALLEY



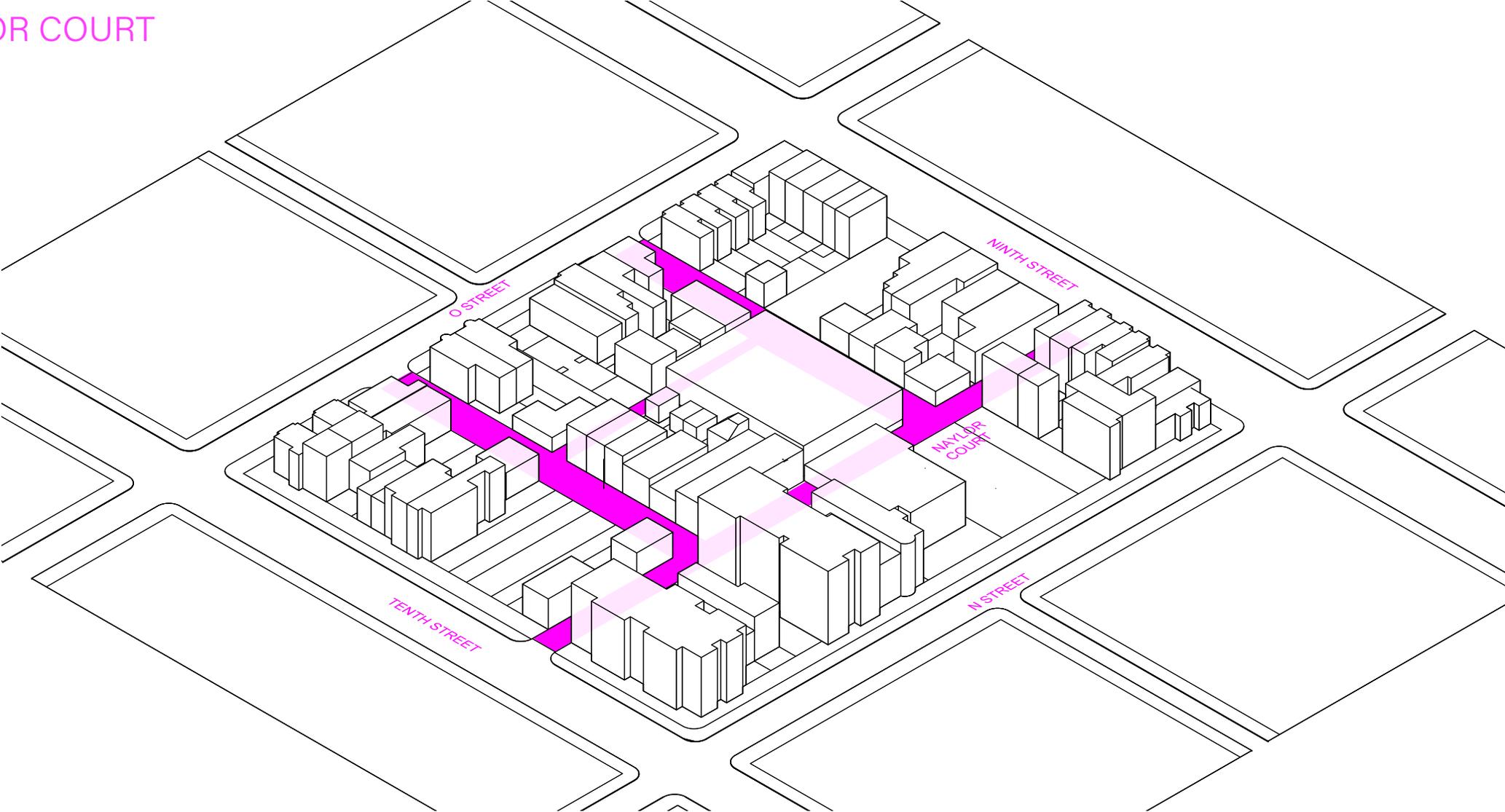
SHEPHERD ALLEY



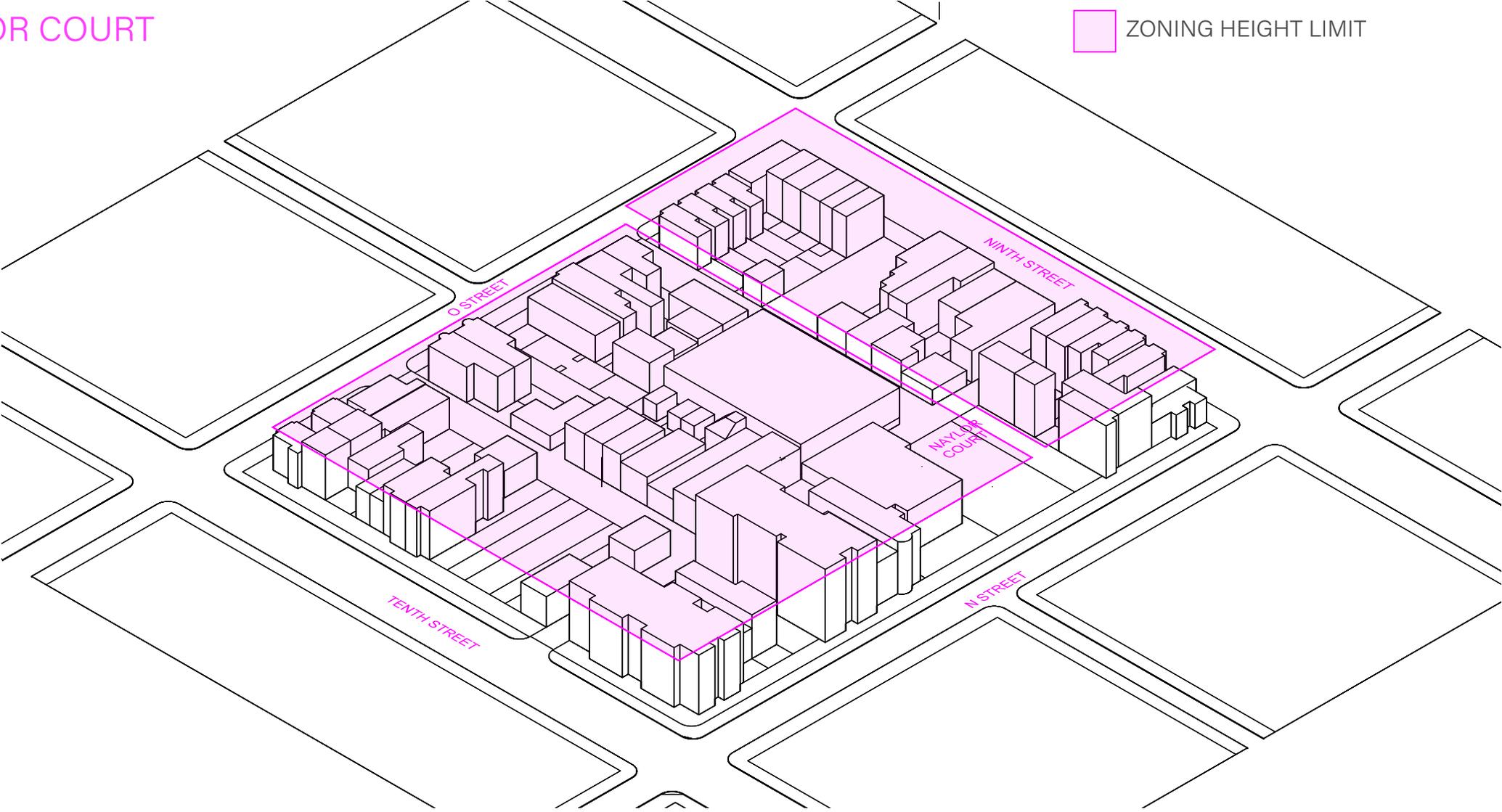
GOAT ALLEY



EXCEPTIONAL ALLEYS: NAYLOR COURT



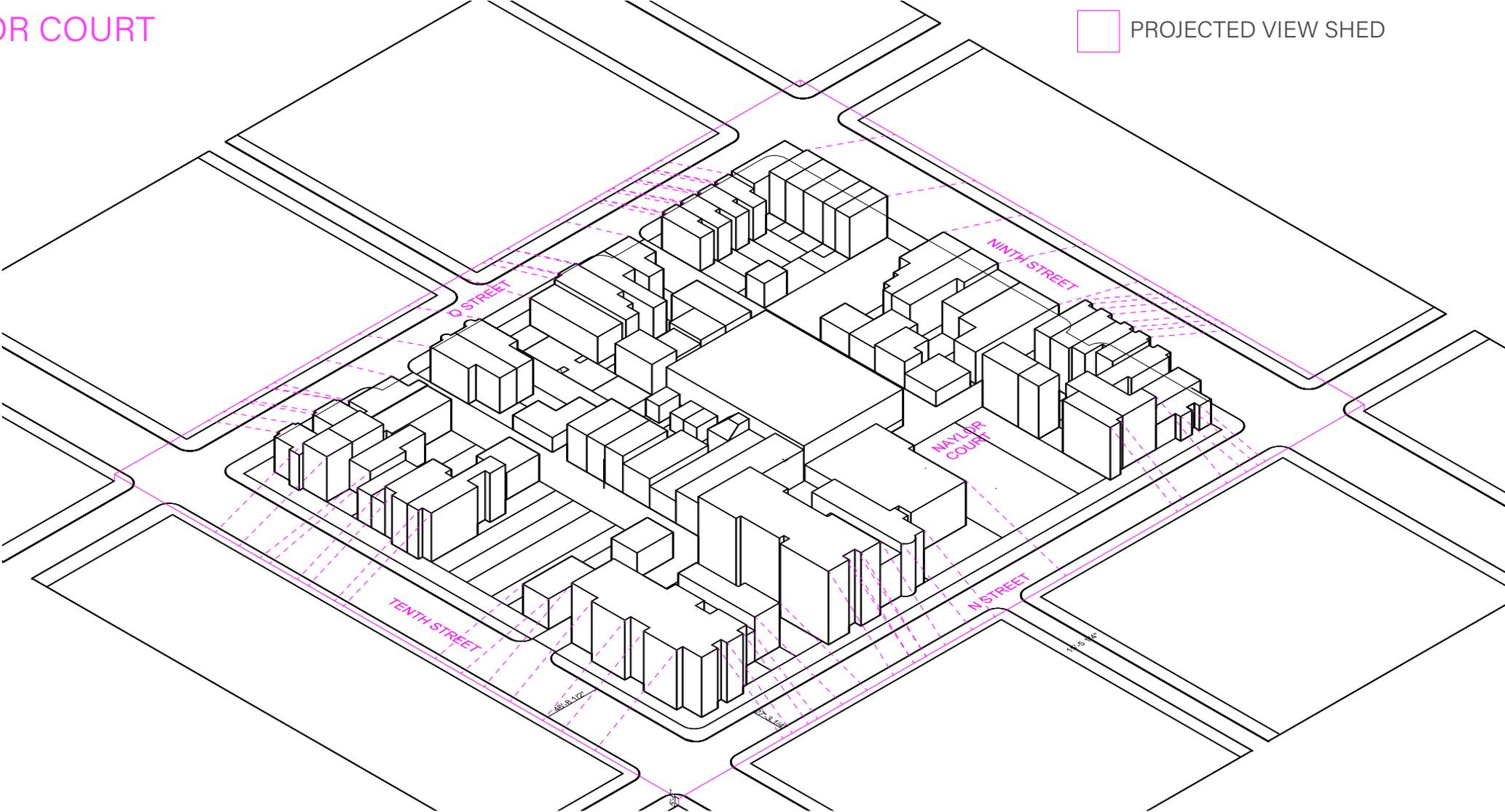
EXCEPTIONAL ALLEYS: NAYLOR COURT



EXCEPTIONAL ALLEYS: NAYLOR COURT



EXCEPTIONAL ALLEYS: NAYLOR COURT



EXCEPTIONAL ALLEYS: NAYLOR COURT

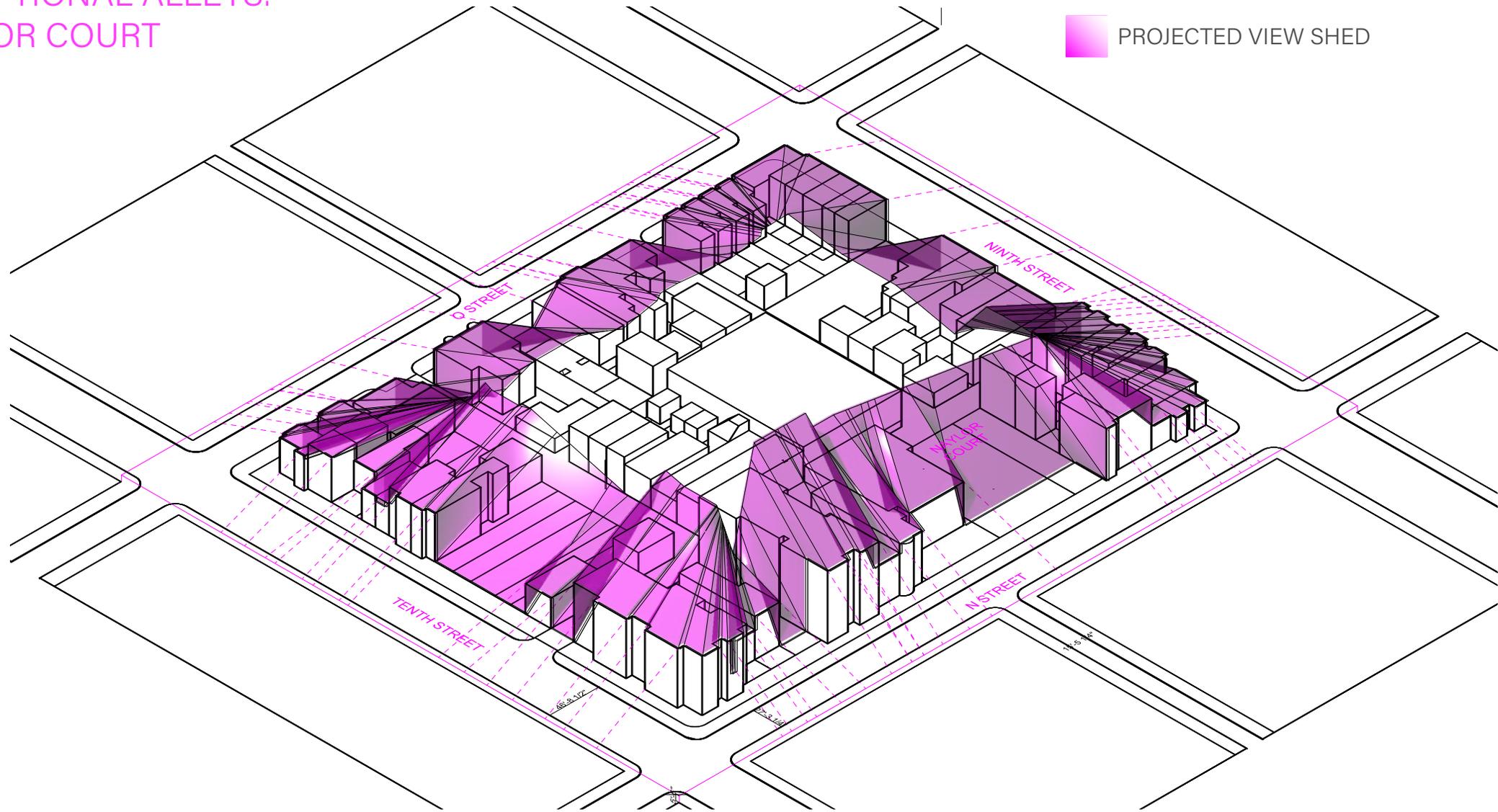


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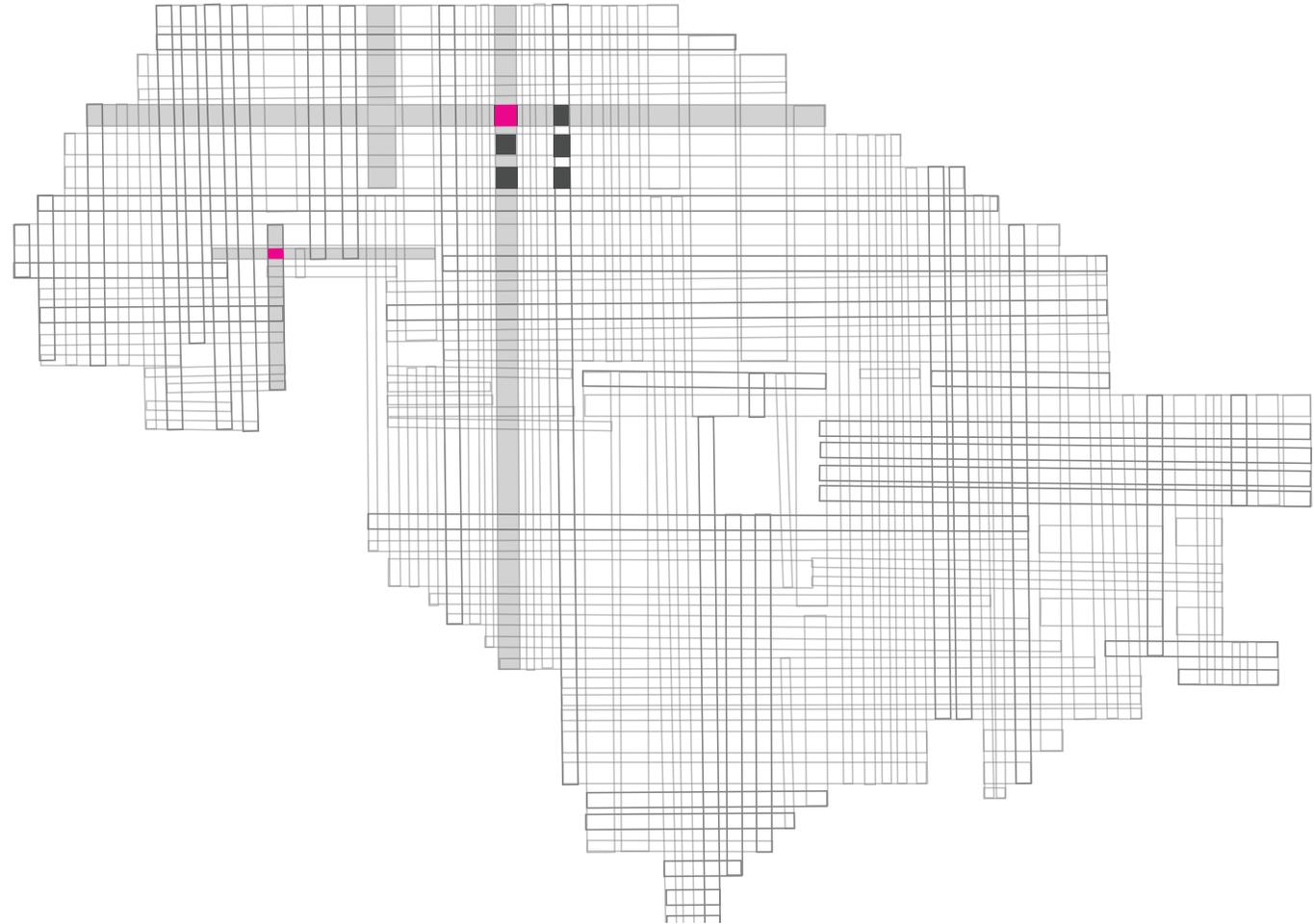
DC HISTORIC ALLEY EVOLUTION

CASE STUDIES / PRECEDENTS

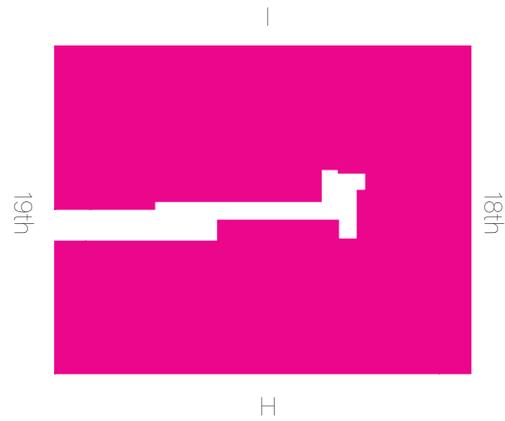
PUBLIC SURVEY / GRAPHIC SUMMARY

PROPOSALS / ALLEY HOP!

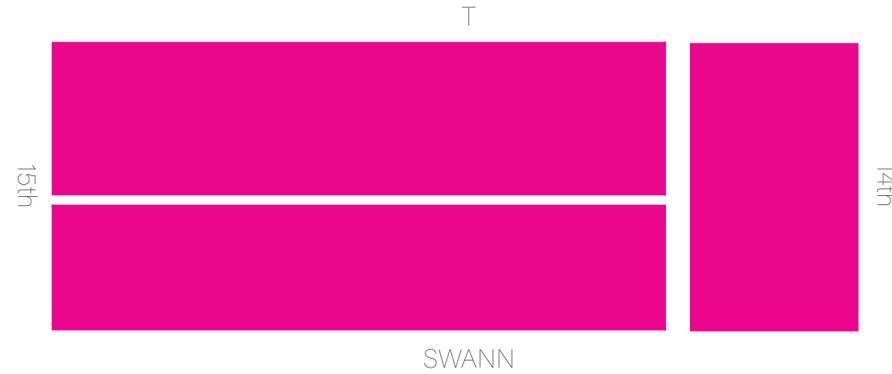
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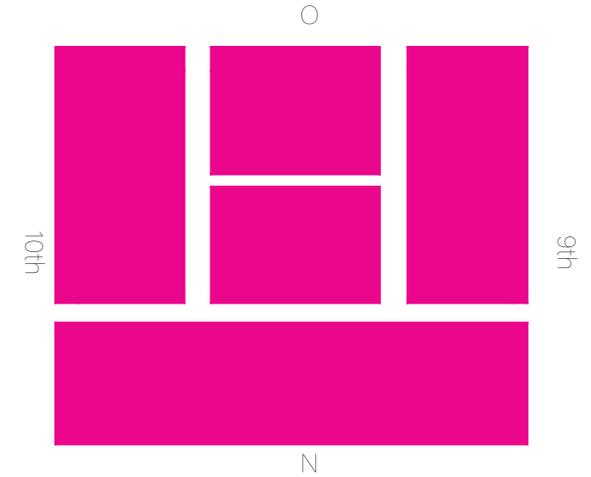
CASE STUDIES: QUOTIDIAN ALLEYS



19TH STREET ALLEY
Tax Square 105
Zone D5



T STREET ALLEY
Tax Square 206
Zone RF 2



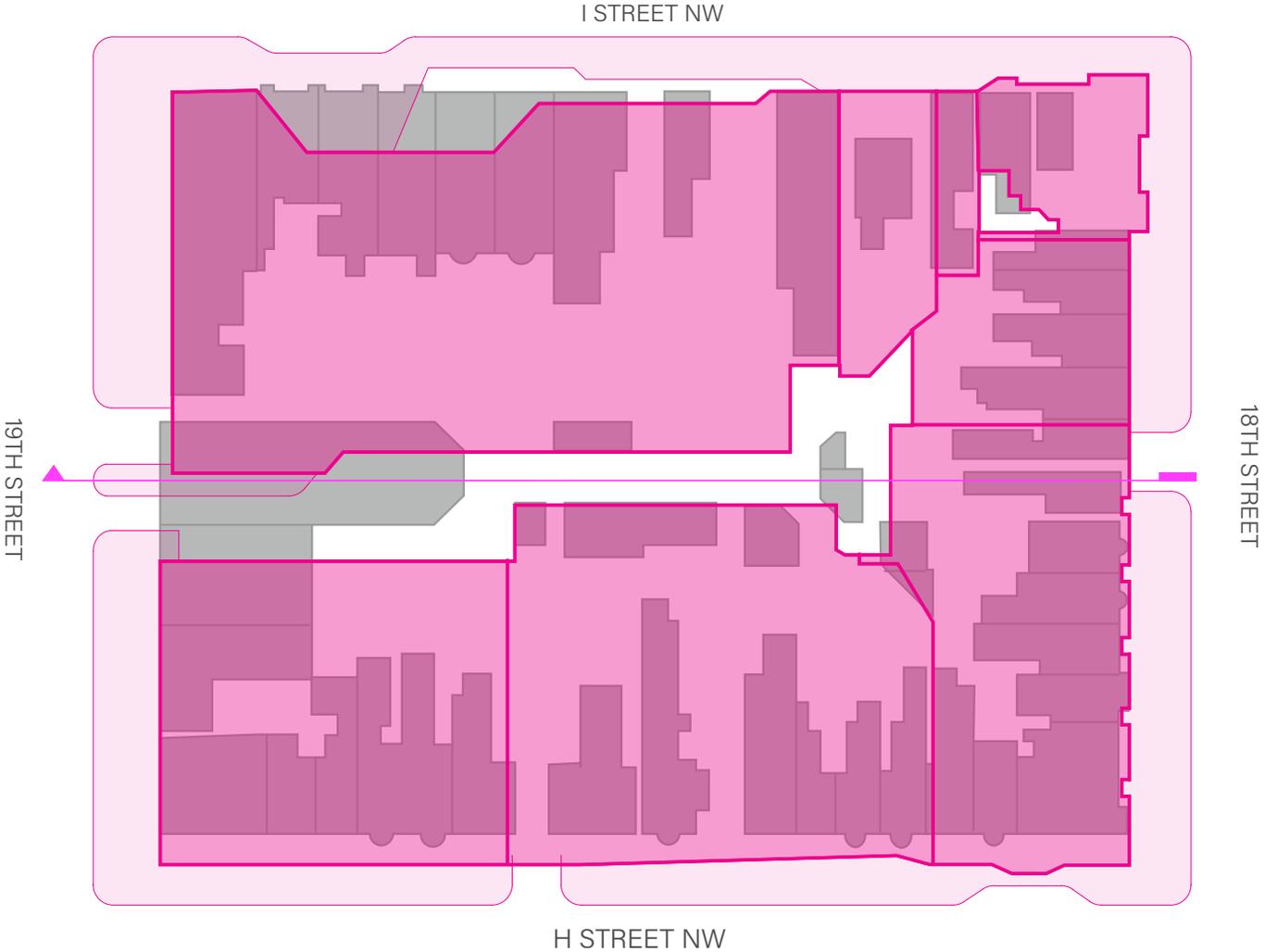
NAYLOR COURT
Tax Square 367
Zone MU4 / RF1

CASE STUDY: DENSITY BY USE

19TH STREET ALLEY

Tax Square 105
Zone D5

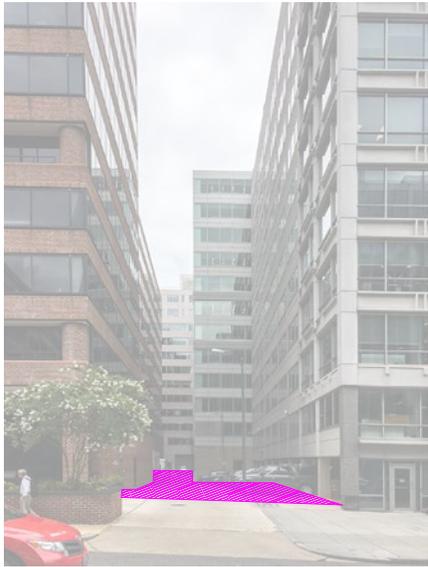
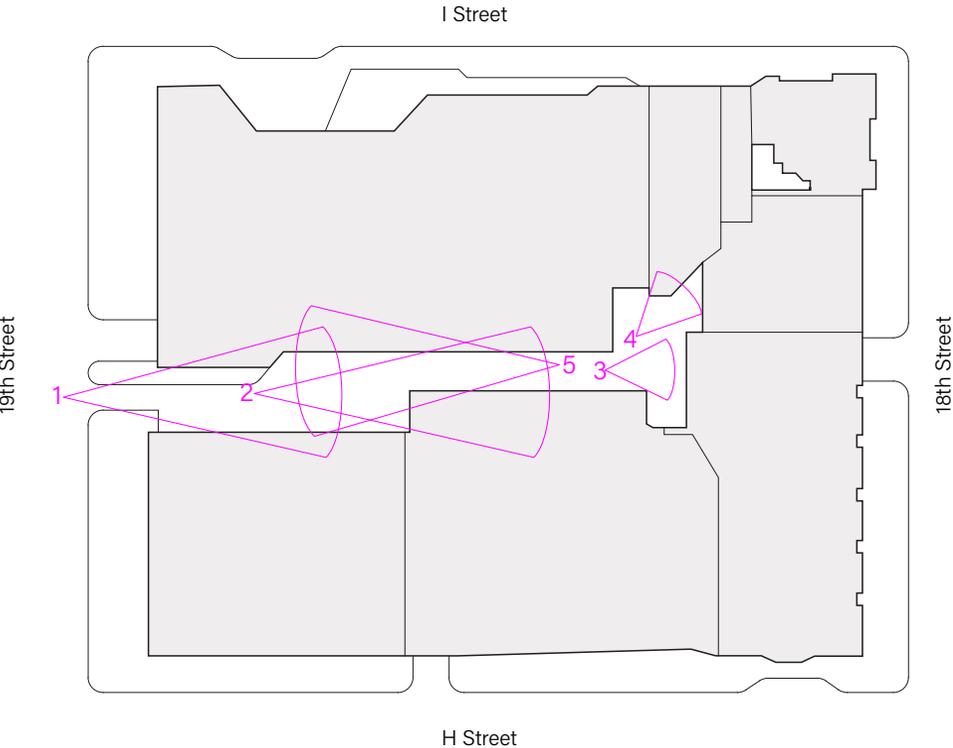
- 1903 BUILT FOOTPRINT
- 2017 BUILT FOOTPRINT



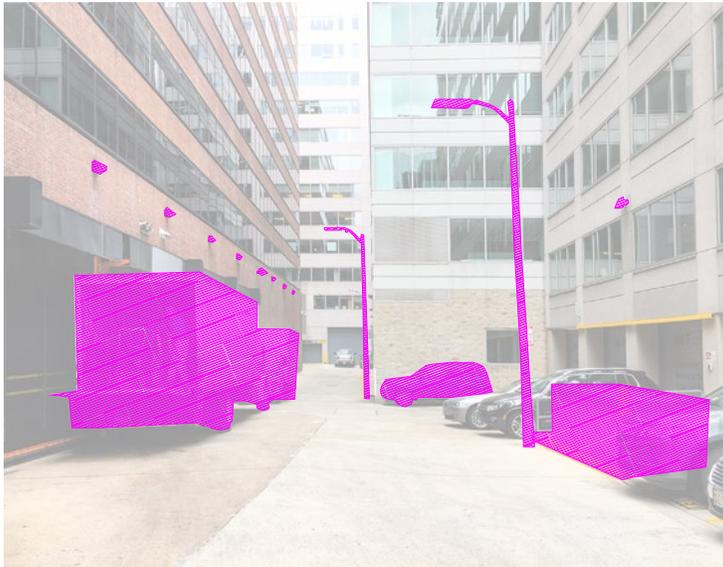
CASE STUDY: DENSITY BY USE

19TH STREET ALLEY

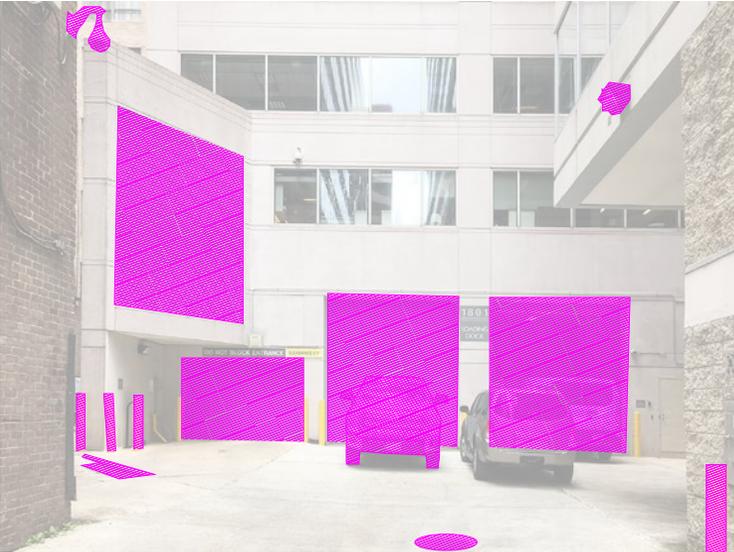
Tax Square 105
Zone D5



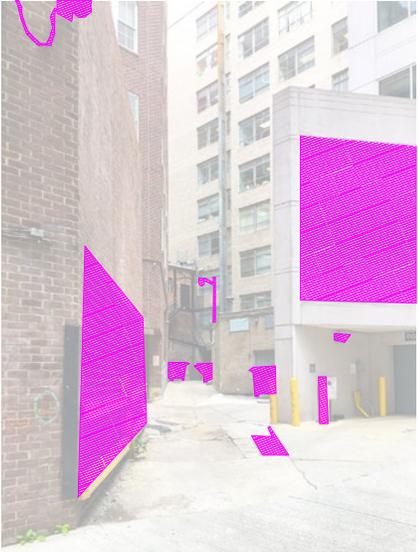
1



2



3



4

CASE STUDY: DENSITY BY USE

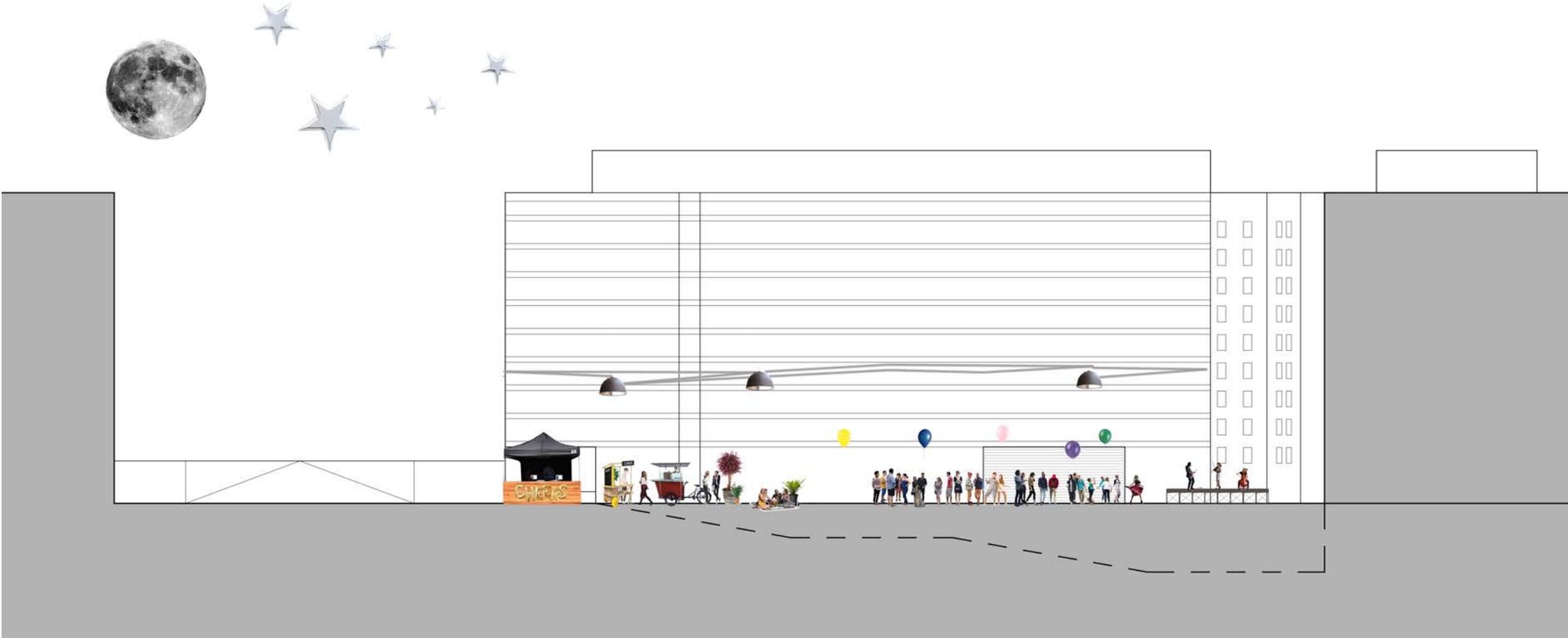
19TH STREET ALLEY

Tax Square 105
Zone D5

5AM-8AM LOADING DOCK

9AM-5PM FOOD TRUCKS

6PM-10PM EVENT SPACE
+ WEEKENDS



CASE STUDY: DENSITY BY USE

19TH STREET ALLEY

Tax Square 105

Zone D5

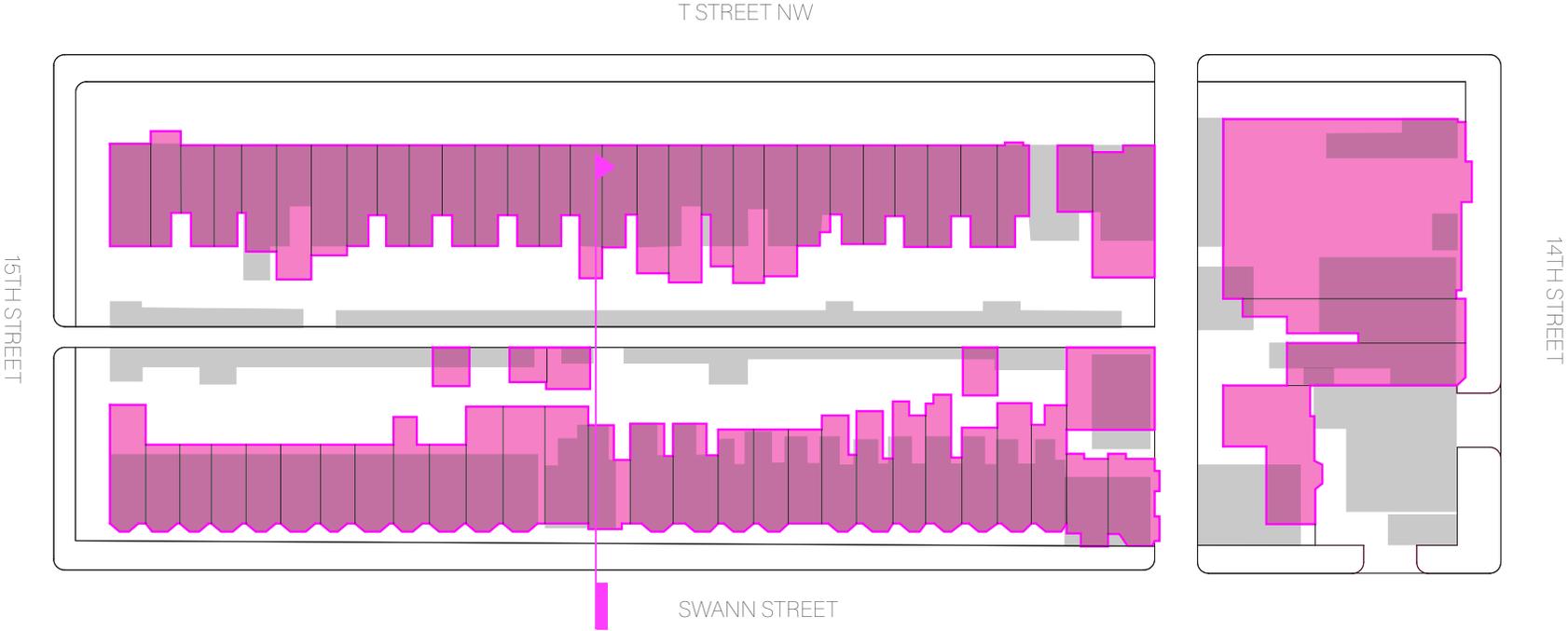


CASE STUDY: DENSITY BY DWELLING

T STREET ALLEY

Tax Square 105
Zone RF2

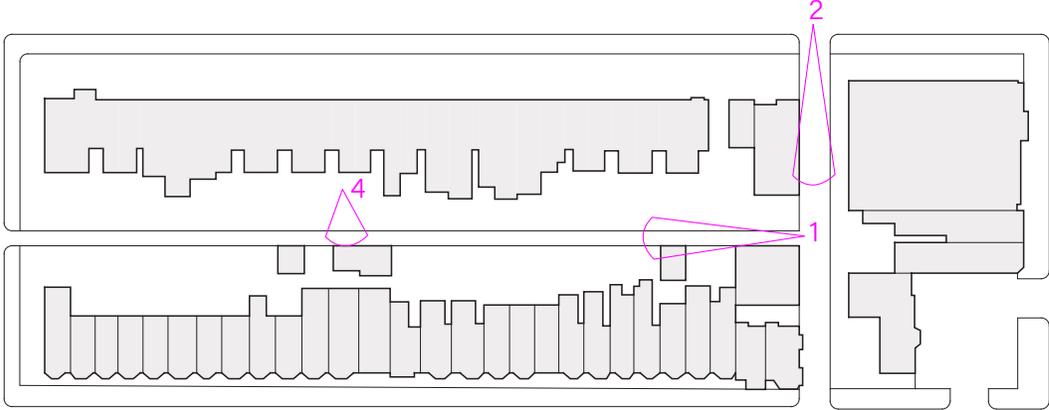
- 1903 BUILT FOOTPRINT
- 2017 BUILT FOOTPRINT



CASE STUDY: DENSITY BY DWELLING

T STREET ALLEY

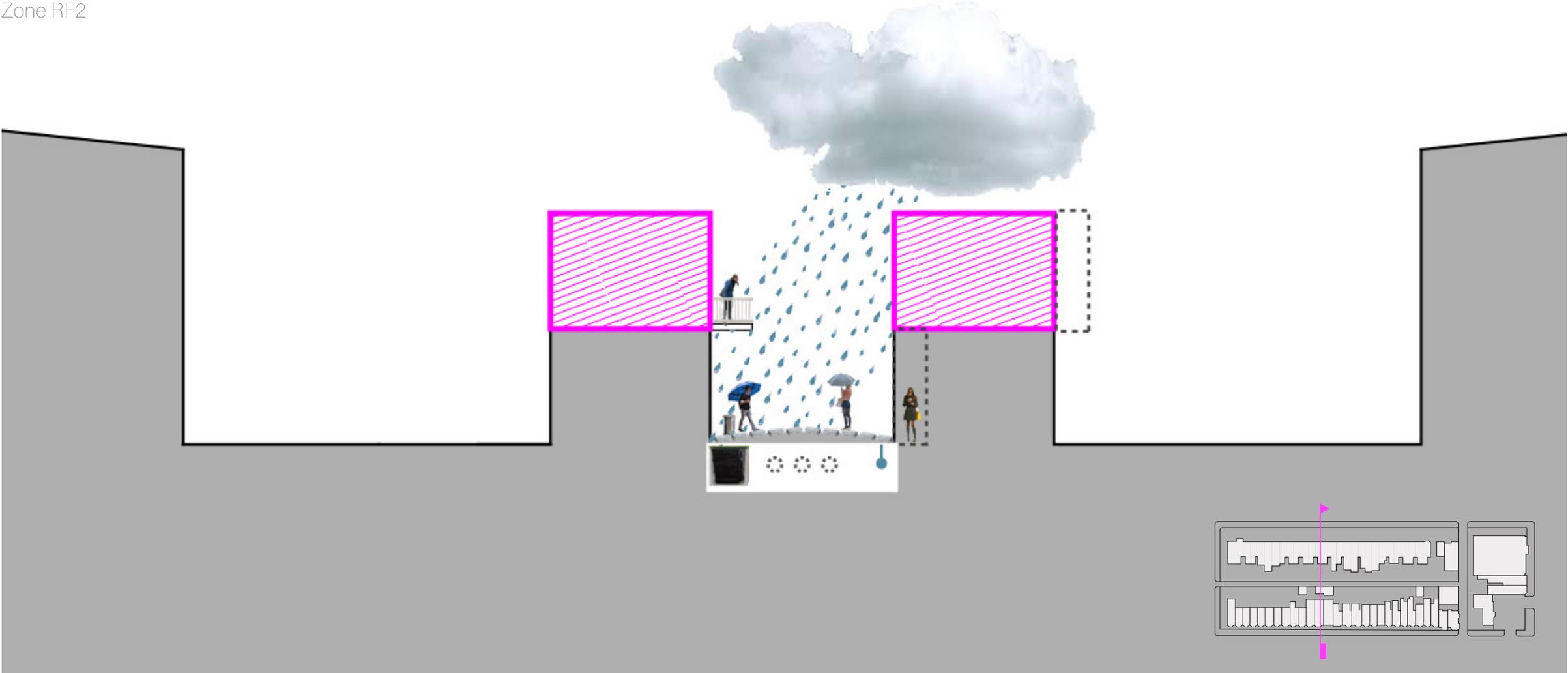
Tax Square 105
Zone RF2



CASE STUDY: DENSITY BY DWELLING

T STREET ALLEY

Tax Square 105
Zone RF2



CASE STUDY: DENSITY BY DWELLING

T STREET ALLEY

Tax Square 105

Zone RF2

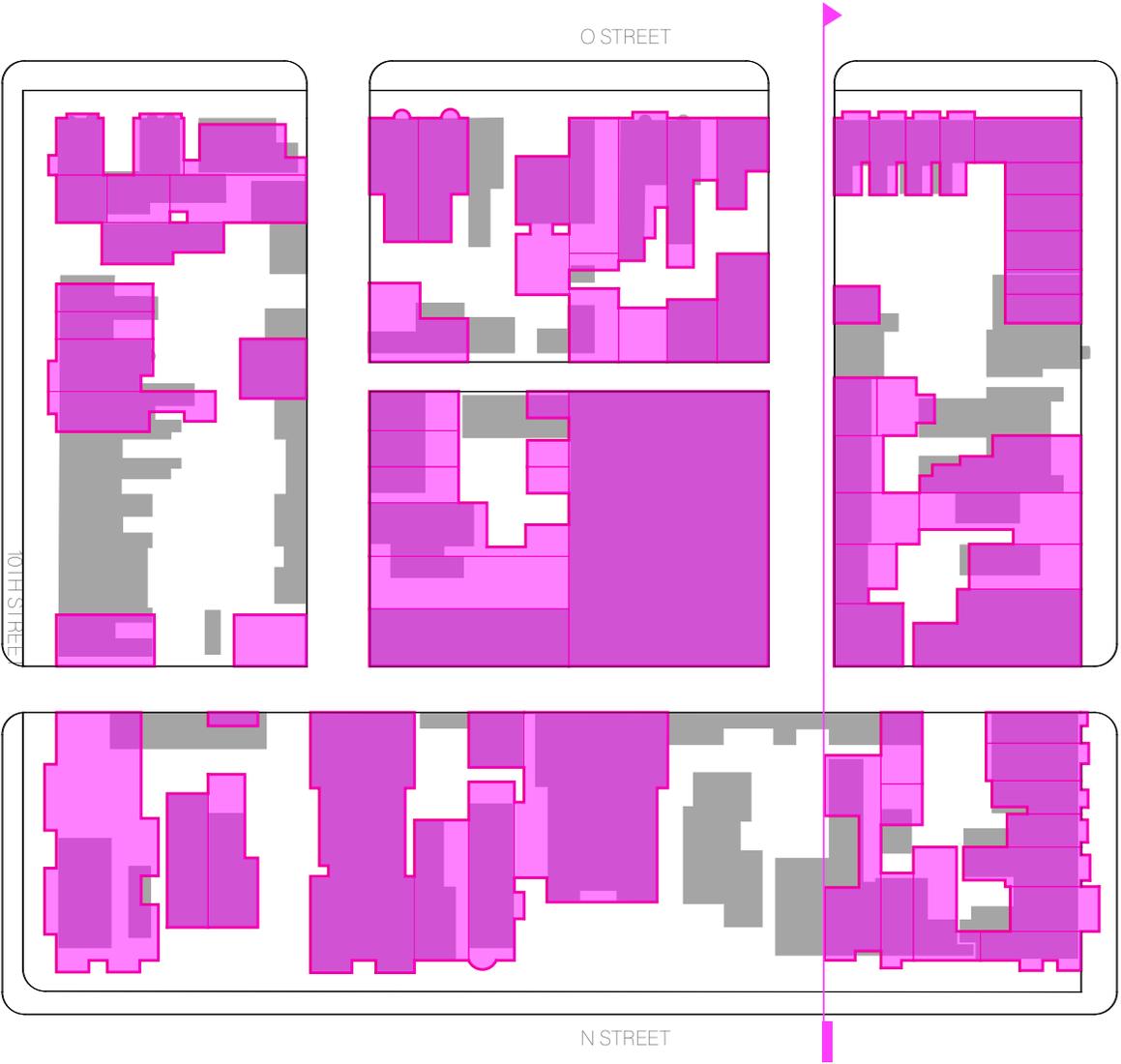


CASE STUDY: DENSITY BY USE AND DWELLING

NAYLOR COURT

Tax Square 367
Zone MU4 / RF1

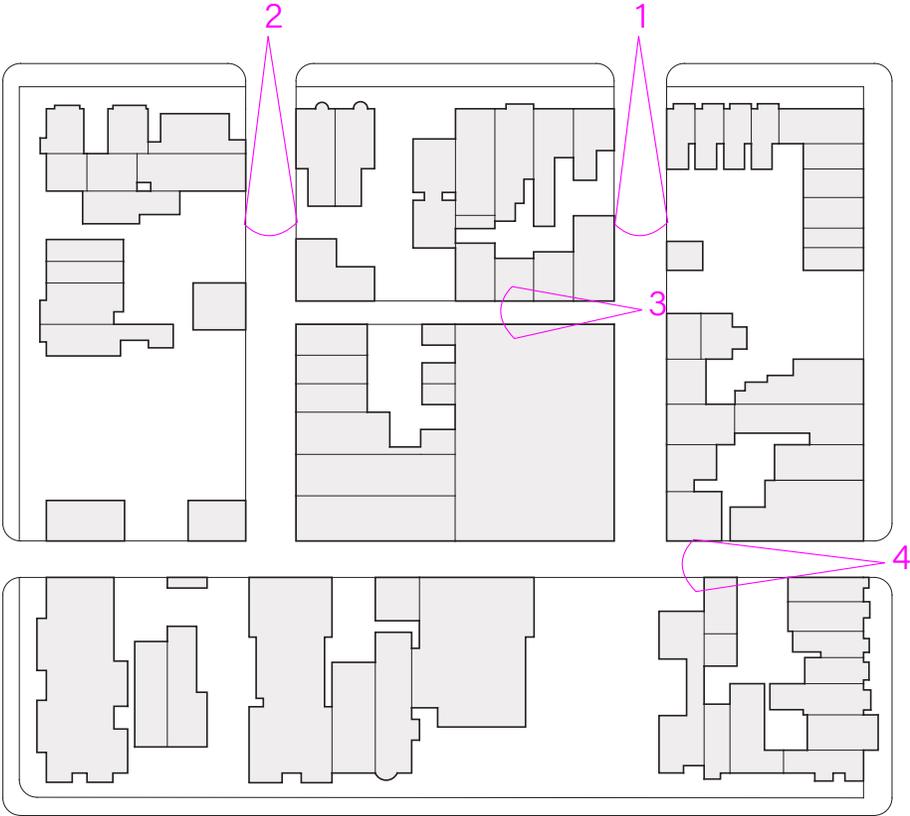
- 1903 BUILT FOOTPRINT
- 2017 BUILT FOOTPRINT



CASE STUDY: DENSITY BY USE AND DWELLING

NAYLOR COURT

Tax Square 367
Zone MU4 / RF1



1



2



3



4

CASE STUDY: DENSITY BY USE AND DWELLING

NAYLOR COURT

Tax Square 367
Zone MU4 / RF1





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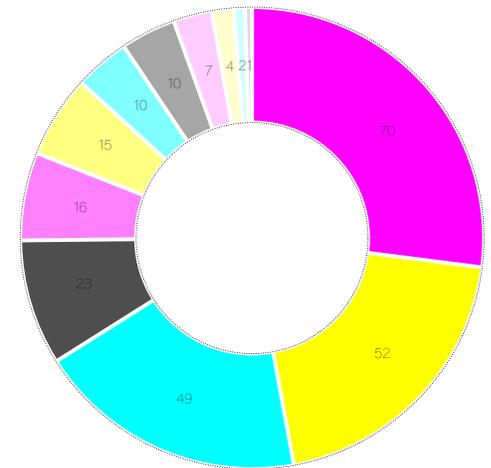
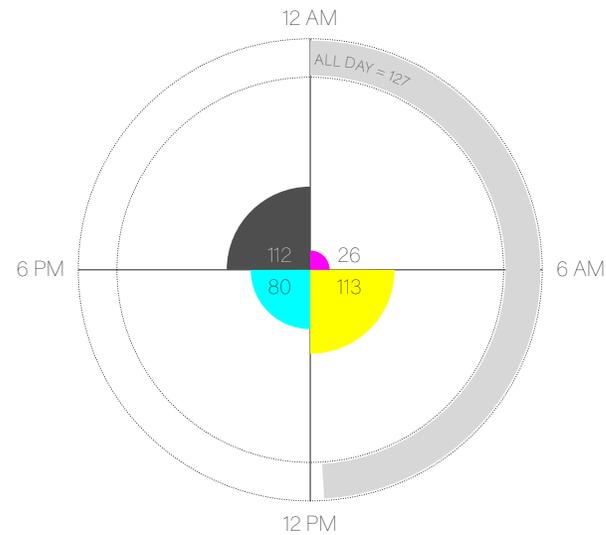
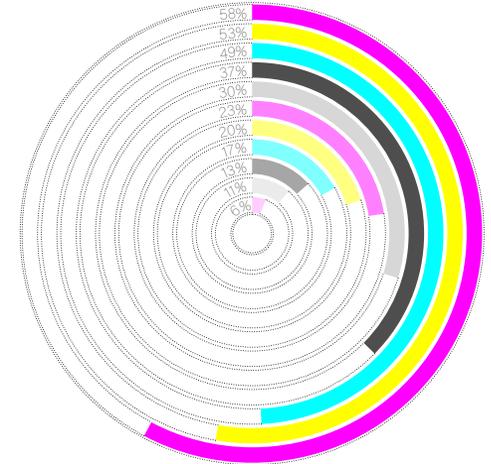
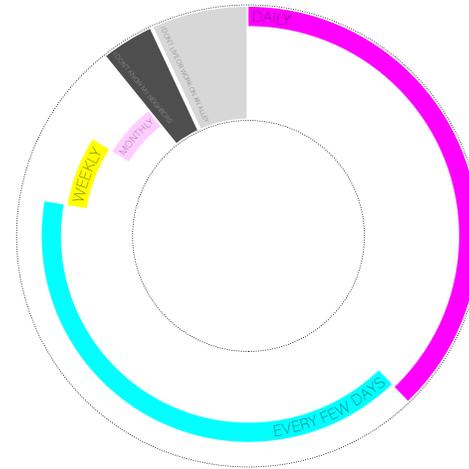
DC HISTORIC ALLEY EVOLUTION

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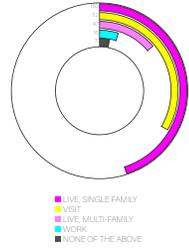
PUBLIC SURVEY / GRAPHIC SUMMARY

PROPOSALS / ALLEY HOP!

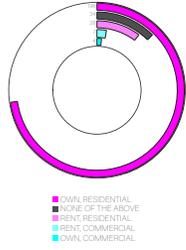
synHOPsis



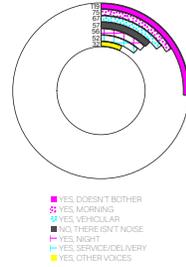
1. DO YOU LIVE, WORK, OR VISIT AN ALLEY? CHECK ALL THAT APPLY.



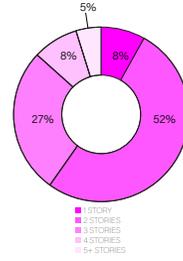
2. DO YOU OWN AND/OR RENT PROPERTY ON AN ALLEY? CHECK ALL THAT APPLY.



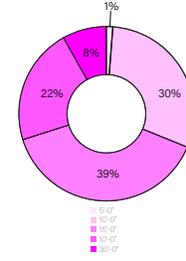
3. IS THERE NOISE IN THE ALLEY YOU FREQUENT MOST? WHEN? CHECK ALL THAT APPLY.



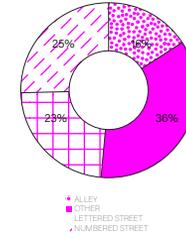
4. ABOUT HOW TALL IS THE ALLEY BUILDING YOU FREQUENT MOST? IF YOU AREN'T SURE, GIVE US YOUR BEST GUESS.



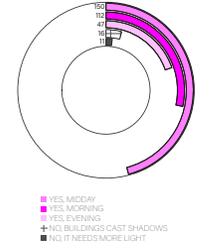
5. ABOUT HOW WIDE IS THE ALLEY YOU FREQUENT MOST? IF YOU AREN'T SURE, GIVE US YOUR BEST GUESS.



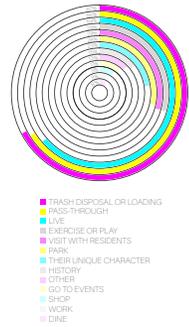
6. WHERE IS THE MAIN ENTRANCE OF THE ALLEY BUILDING YOU FREQUENT MOST?



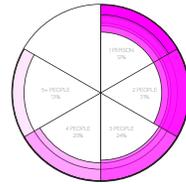
7. DO YOU GET DIRECT SUN IN THE ALLEY? CHECK ALL THAT APPLY.



8. WHAT BRINGS YOU TO THE ALLEYS? CHECK ALL THAT APPLY.



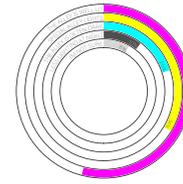
9. IF YOU LIVE IN A PROPERTY THAT BORDERS AN ALLEY, HOW MANY PEOPLE LIVE THERE?



10. IN THE ALLEY YOU FREQUENT MOST, WHAT AGE RANGES APPEAL TO THE PEOPLE WHO LIVE, WORK, OR VISIT THERE? CHECK ALL THAT APPLY.



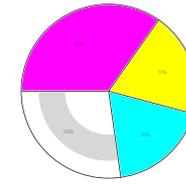
11. WHAT IS THE LIGHTING LIKE IN THE ALLEY THAT YOU FREQUENT MOST? CHECK ALL THAT APPLY.



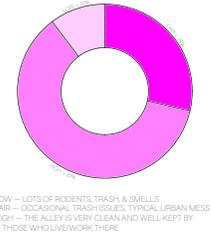
12. WHICH OF THESE CITY-WIDE AMENITIES SERVICE YOUR ALLEY DIRECTLY? CHECK ALL THAT APPLY.



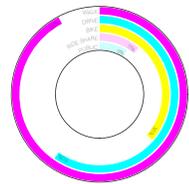
13. IF YOUR PROPERTY BORDERS AN ALLEY, WHERE DOES MOST OF THE RUNOFF WATER FROM THE ROOF AND LOT GO?



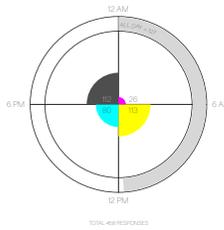
14. HOW WOULD YOU RATE THE CLEANLINESS OF YOUR ALLEY?



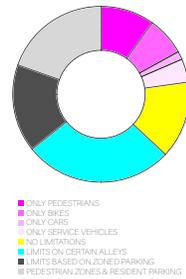
15. HOW DO YOU GET TO THE ALLEY? CHECK ALL THAT APPLY.



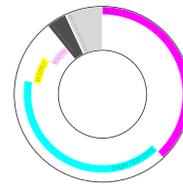
16. WHEN DO YOU TYPICALLY GO TO ALLEYS? CHECK ALL THAT APPLY.



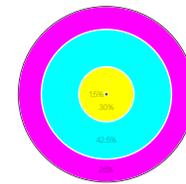
17. WHAT WOULD AN IDEAL ALLEY BE LIMITED TO? CHECK ALL THAT APPLY.



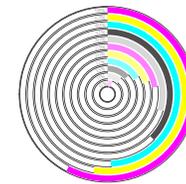
18. IF YOU LIVE OR WORK ON AN ALLEY, HOW OFTEN DO YOU SEE YOUR NEIGHBORS?



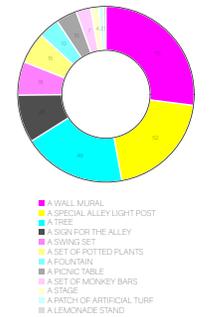
19. IF YOU LIVE OR WORK ON AN ALLEY, HOW PRIVATE WOULD YOU CONSIDER YOUR ALLEY TO BE?



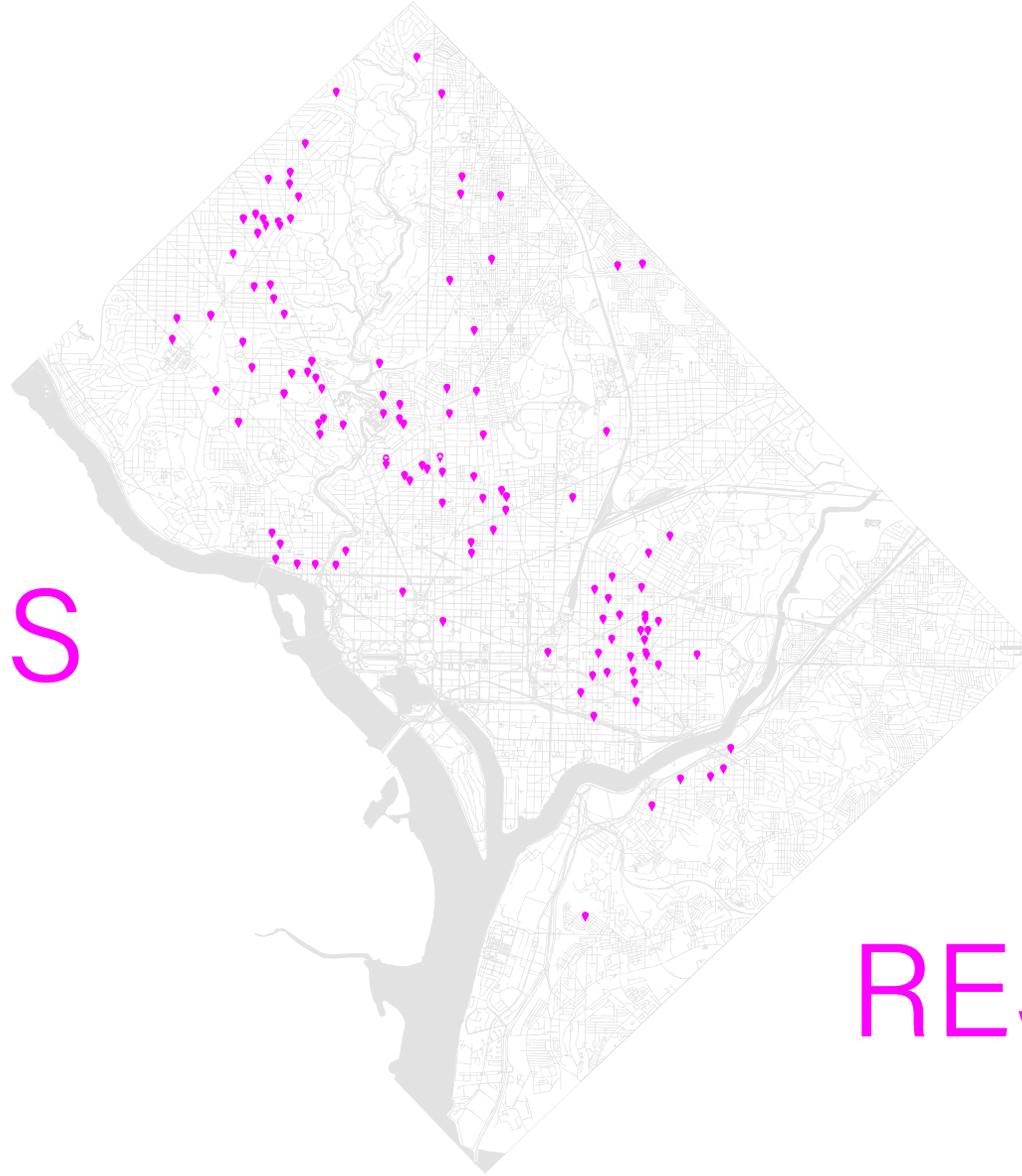
20. RATE BY PRIORITY, WHICH ALLEY FEATURES WOULD MOST INTEREST YOU?



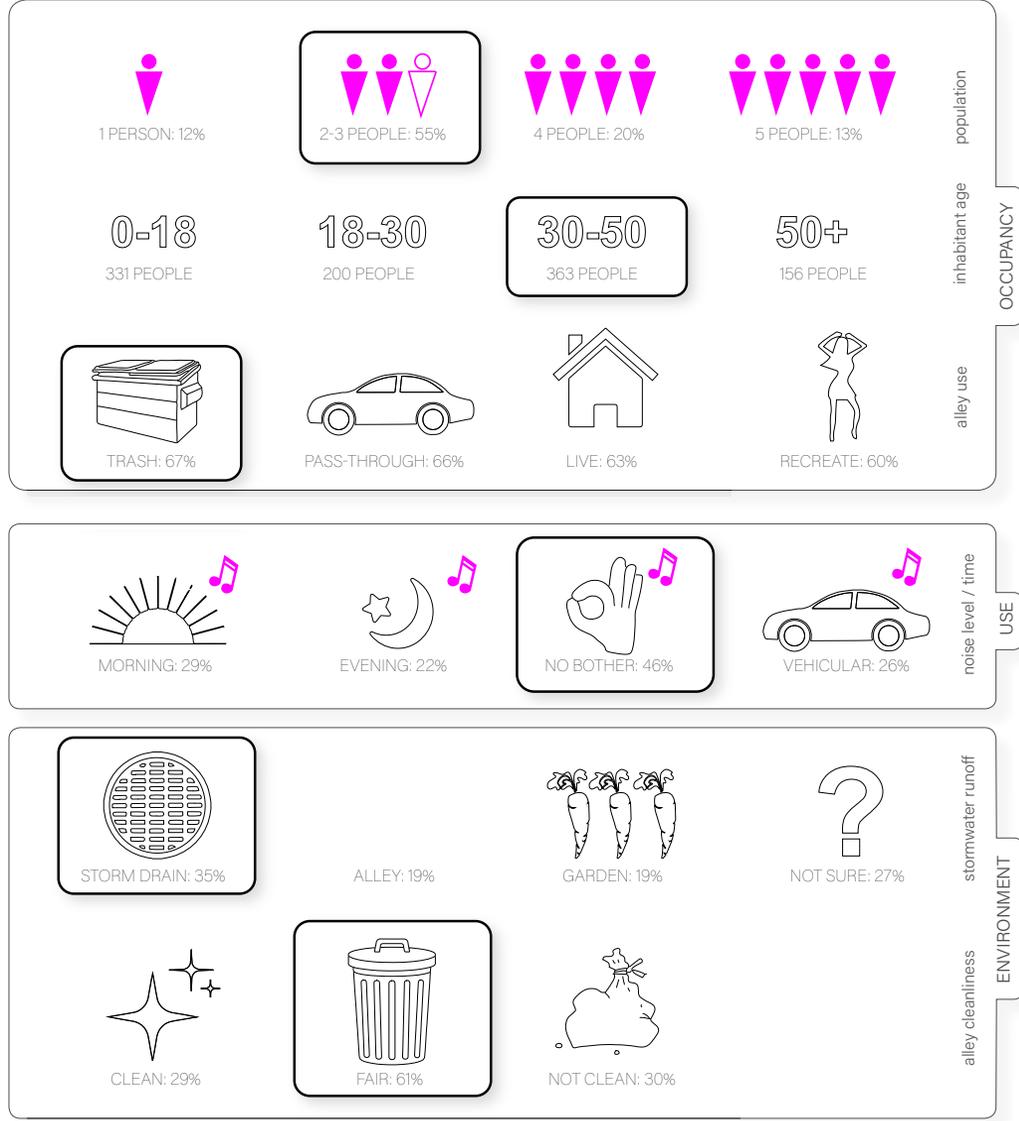
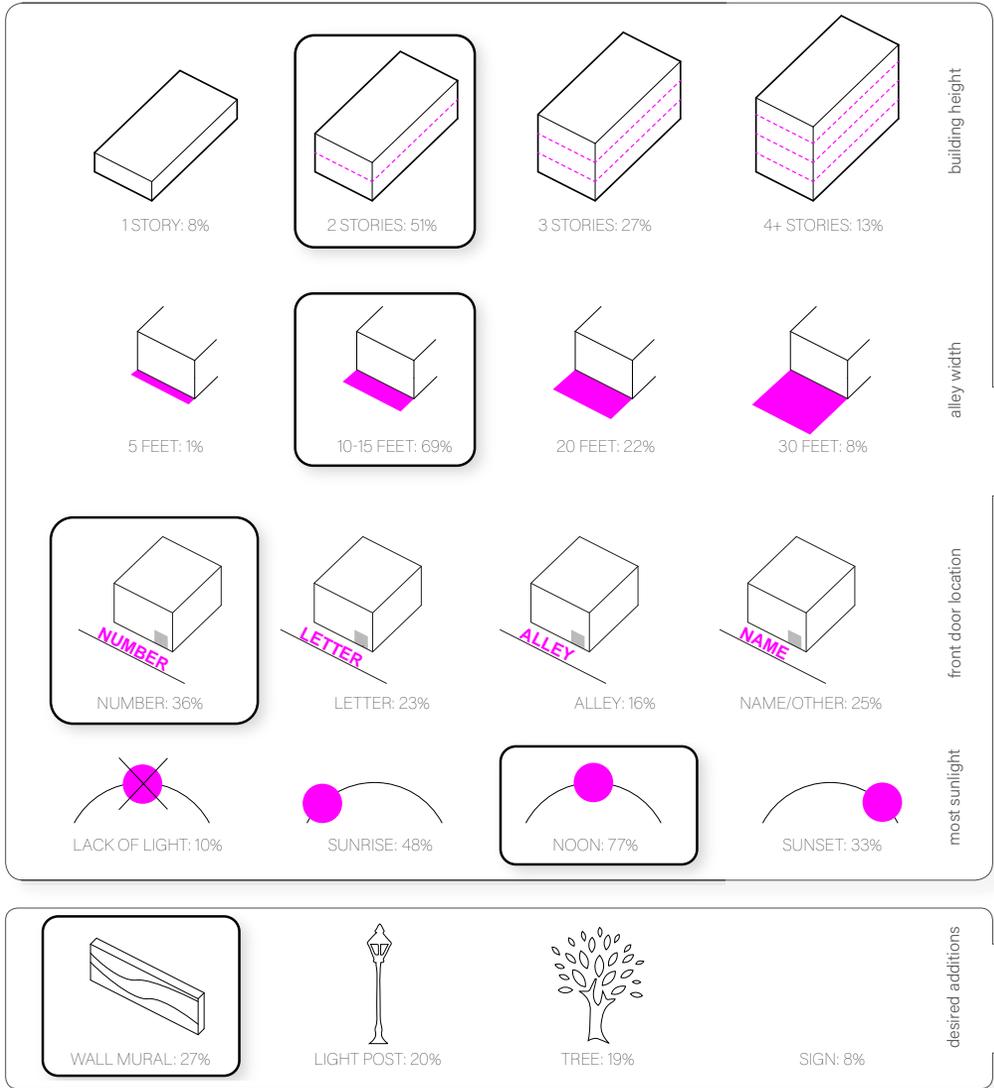
21. IF YOU COULD INTRODUCE ONE DESIGN FEATURE INTO AN ALLEY, WHICH WOULD YOU CHOOSE?



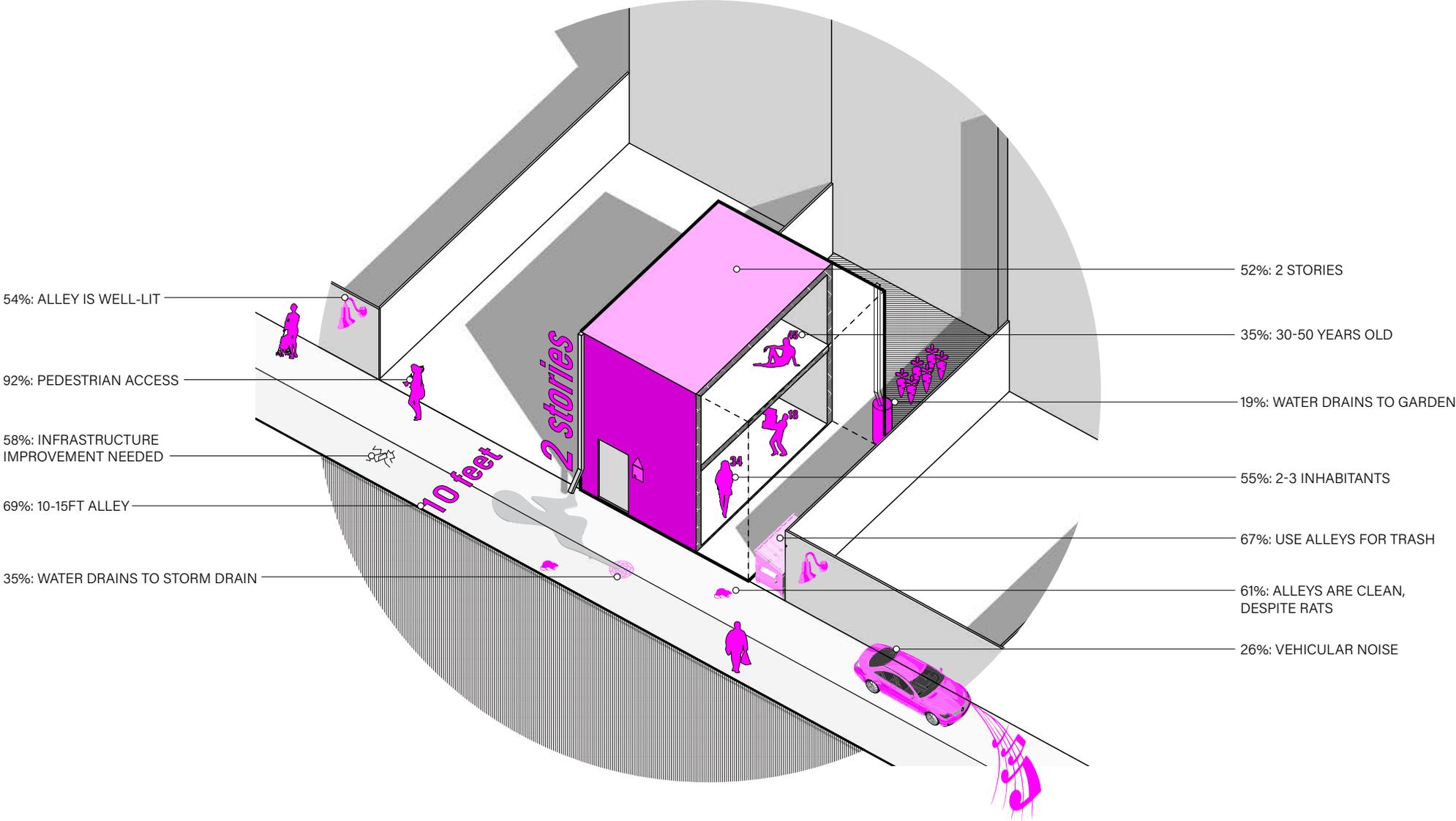
21
QUESTIONS



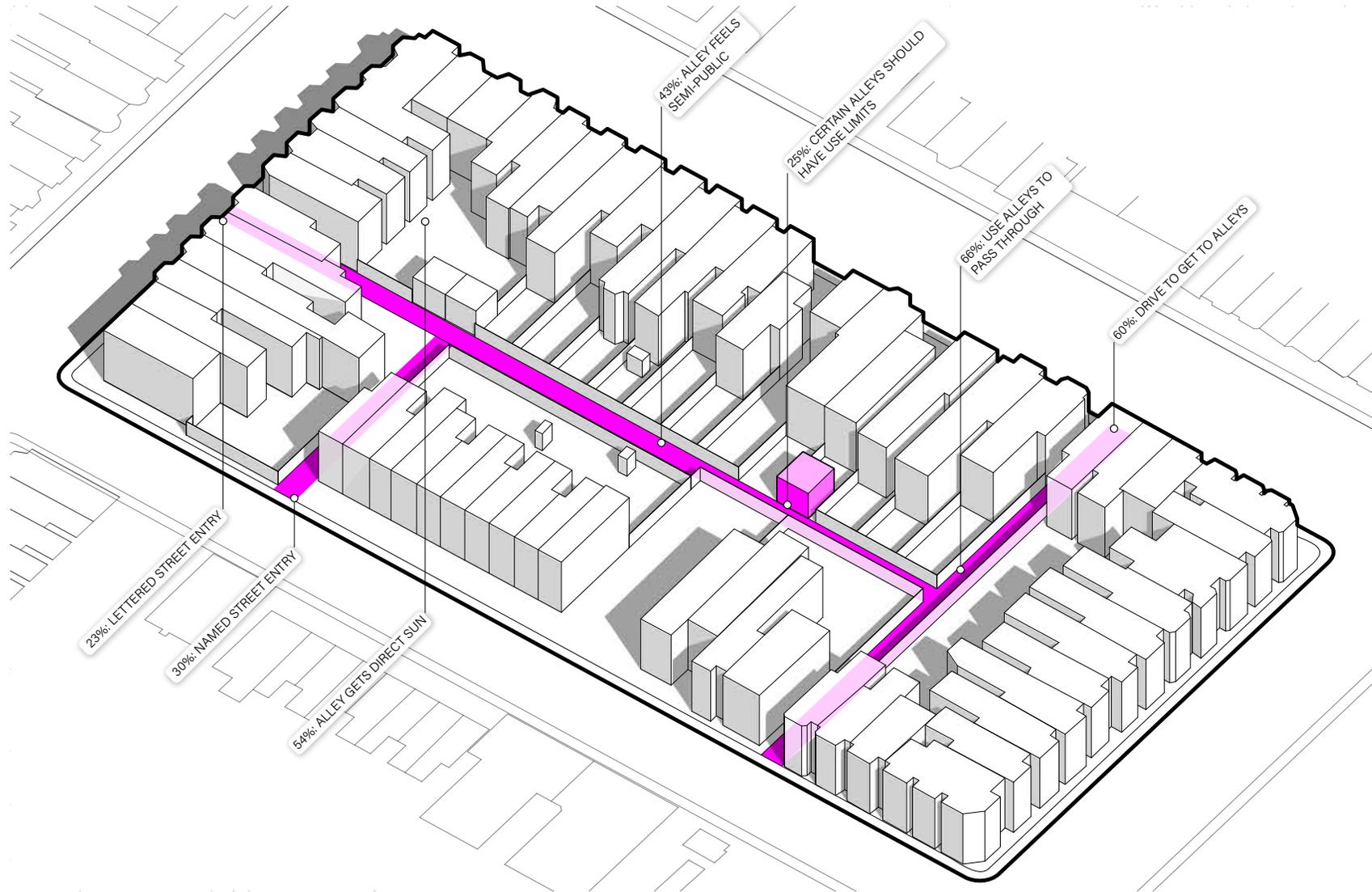
259
RESPONSES



COMMON ALLEY CONDITIONS



COMMON ALLEY CONDITIONS



THE SURVEY

Based on responses to the WAP survey, alley conditions are highly dependent on the infrastructural operations of the city. Responses gave insight into what alleys and alley buildings look like, who lives/works there, and how they integrate within city transportation networks. Most respondents live in alley dwellings that they own, aren't bothered by noise, and feel that their alley is well-lit and clean. Despite responses indicating that alleys host and foster interaction and activity, their most common use seems to be for trash disposal; trash is both the most common form of alley infrastructure and the most common reason people visit alleys. The three most common suggested improvements to alleys are infrastructural enhancements, fixing roads, and adding greenery. From a list of suggested design elements, respondents would most welcome a wall mural, a special alley post, or a tree into their alley.

WHAT IT MIGHT MEAN

The high prevalence of trash-related infrastructure in alleys reveals a curious paradox. Survey results indicate that alleys also host activities—like play and exercise—that one would not typically associate with trash. This begs a few questions: have alley dwellers learned to ignore trash? Is their trash just clean? Have they figured out a discrete place to stow it away? Or have they deemed alley life so beneficial that they've come to terms with the presence of trash in their midst? Regardless, it seems that trash—along with stormwater runoff—might hold one key to architecturally reprogramming life in DC alleys.

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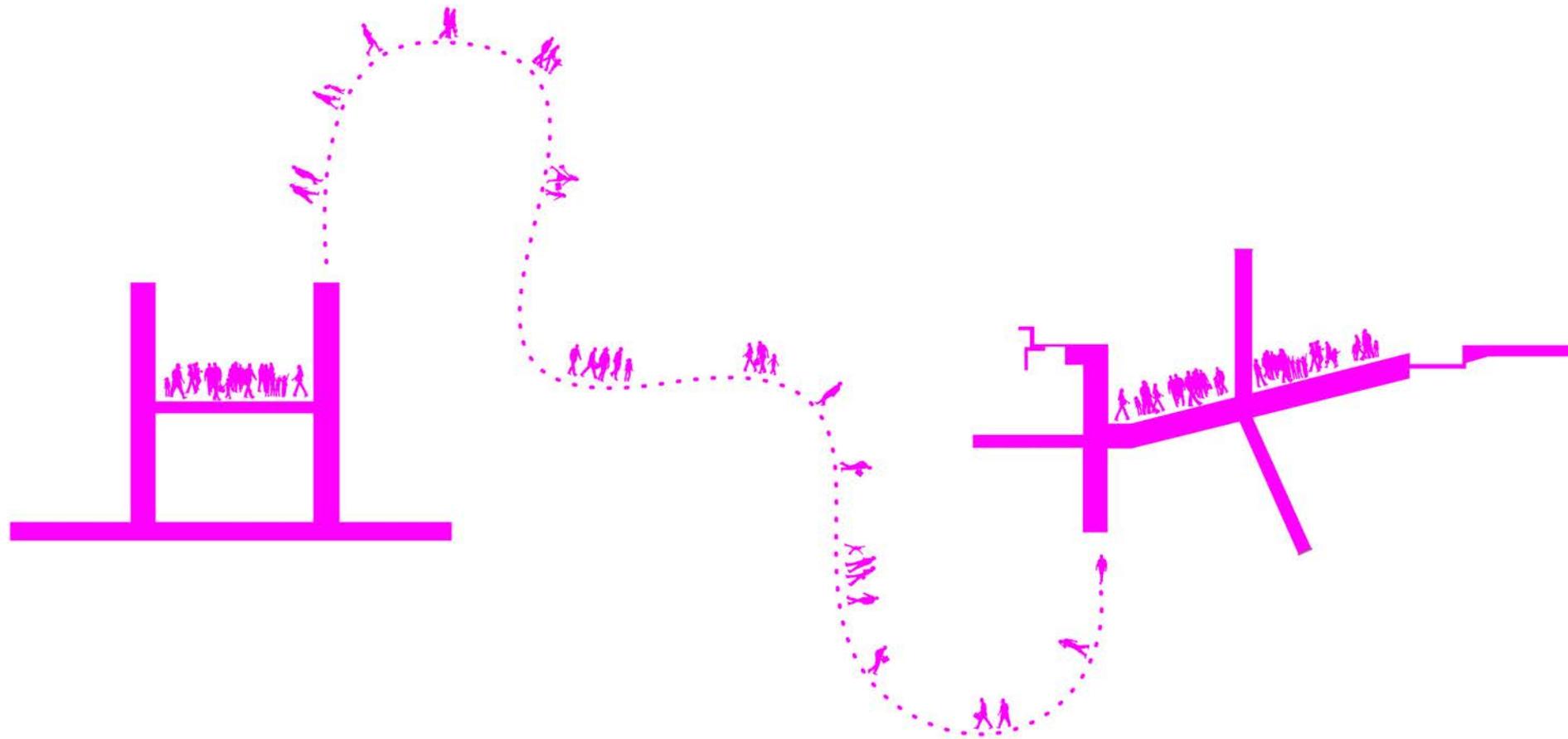
synHOPsis

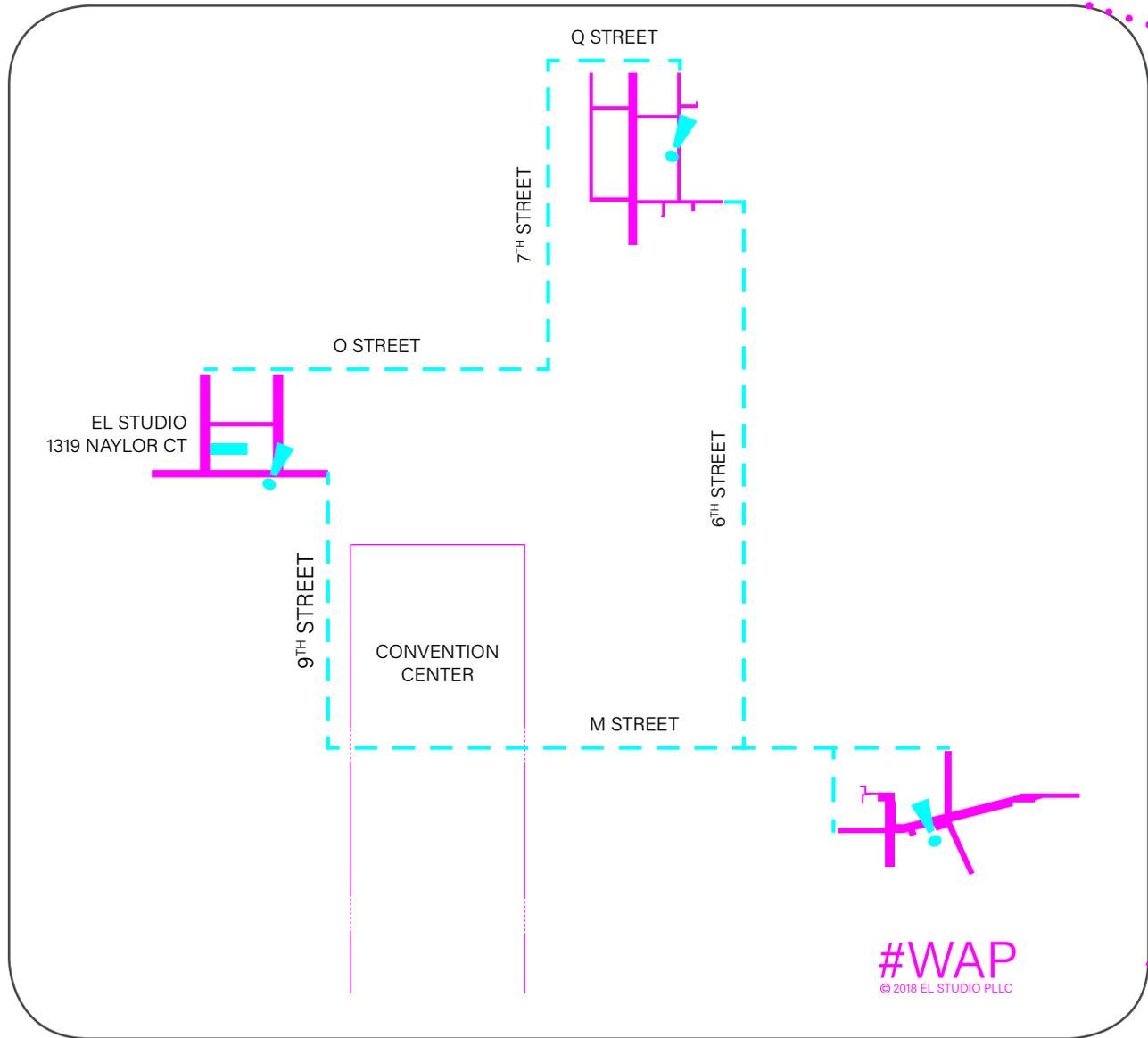


THE ALLEY HOP!

Using temporary, way-finding graphics, EL Studio will curate a walkable path between the three alleys selected for their unique physical conditions and their proximity. **Alley Hoppers** will be provided with low tech view-finding devices to simulate an “augmented reality” that will highlight specific panoptic moments in the alleys overlaid with our imaginative drawings and collages that demonstrate potential architectural and infrastructural interventions. This fun and immersive activity will create a pedestrian-friendly and interactive event that will encourage participants to re-envision the alleys and experience their potentials. The visuals will provoke conversation, imagination and response from the participants and their feedback will contribute to the **Washington Alley Project** research and provide new insights for the next phase of the project; creating a physical intervention in an alley.

ALLEY HOP!



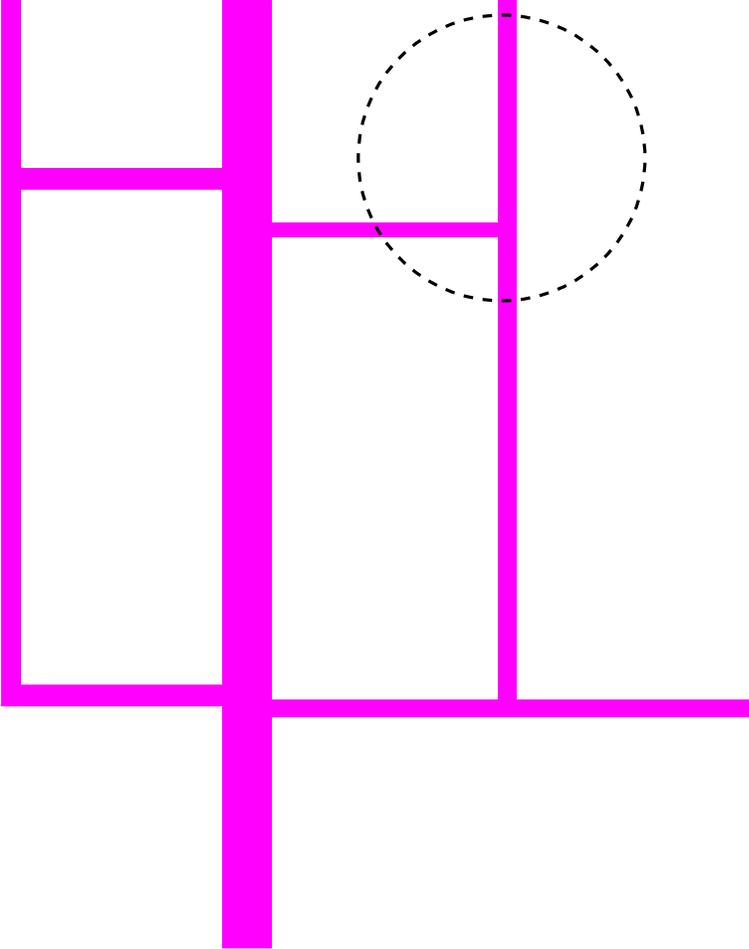


INTERACTIVE, LOW-TECH VIEW FINDERS



MARION STREET ALLEYS

Tax Square 445
Zone MU-4 and RF-1





THIS RESIDENTIAL ALLEY
HAS SOME PROBLEMS:

TRAFFIC / FLOW

STORMWATER POLLUTION

SEVERE / HARD SURFACES

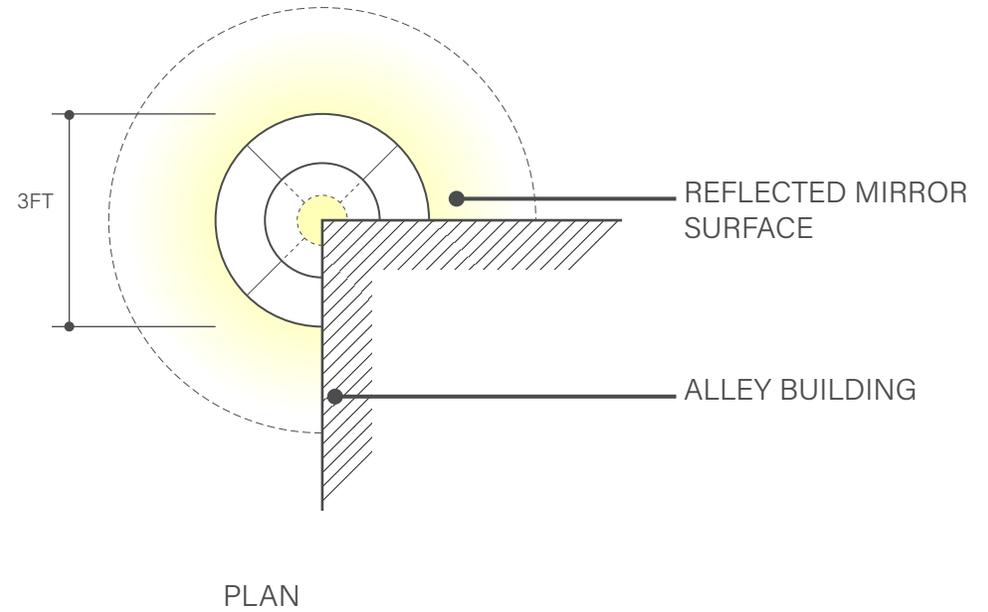
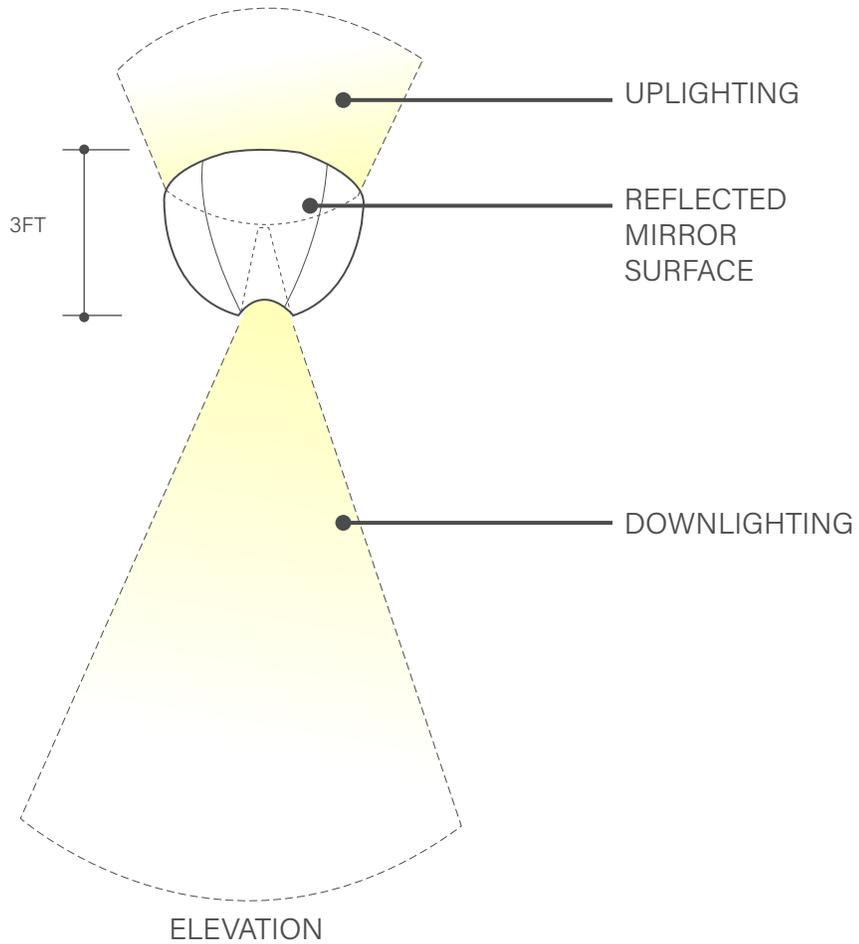


HERE ARE SOME WAYS TO ADDRESS THEM:

SOFTER SURFACES

PEDESTRIAN & BIKES ONLY!

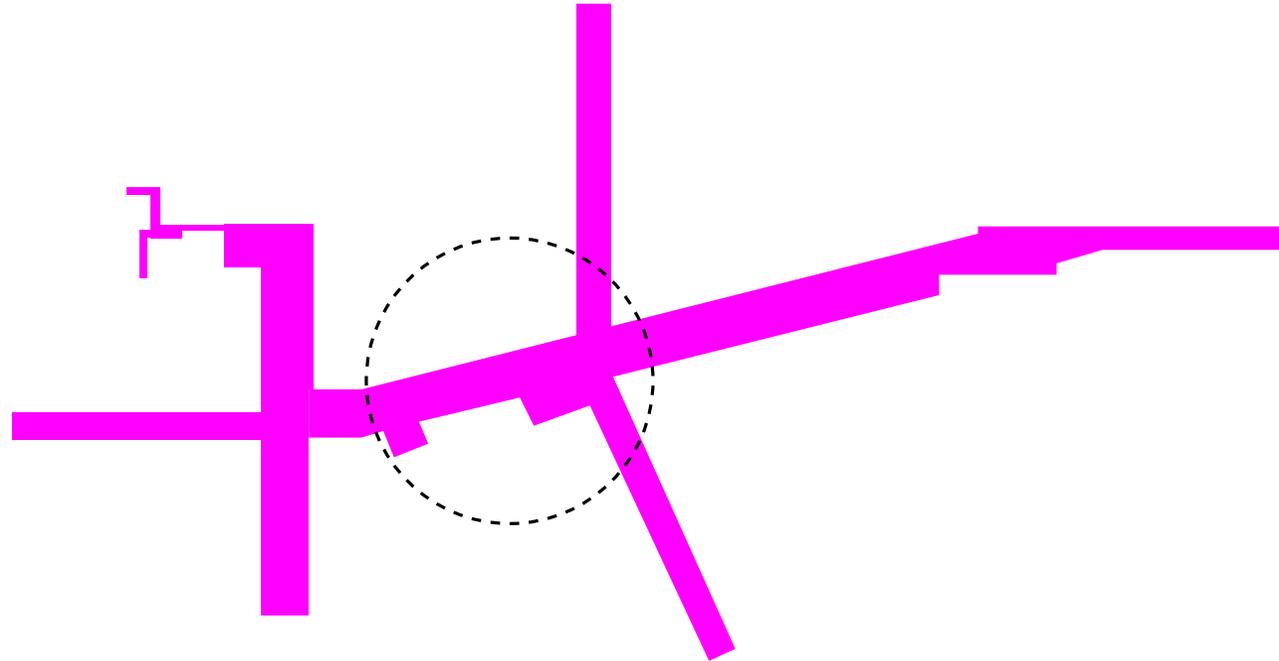
WATER FLOWS THROUGH HERE

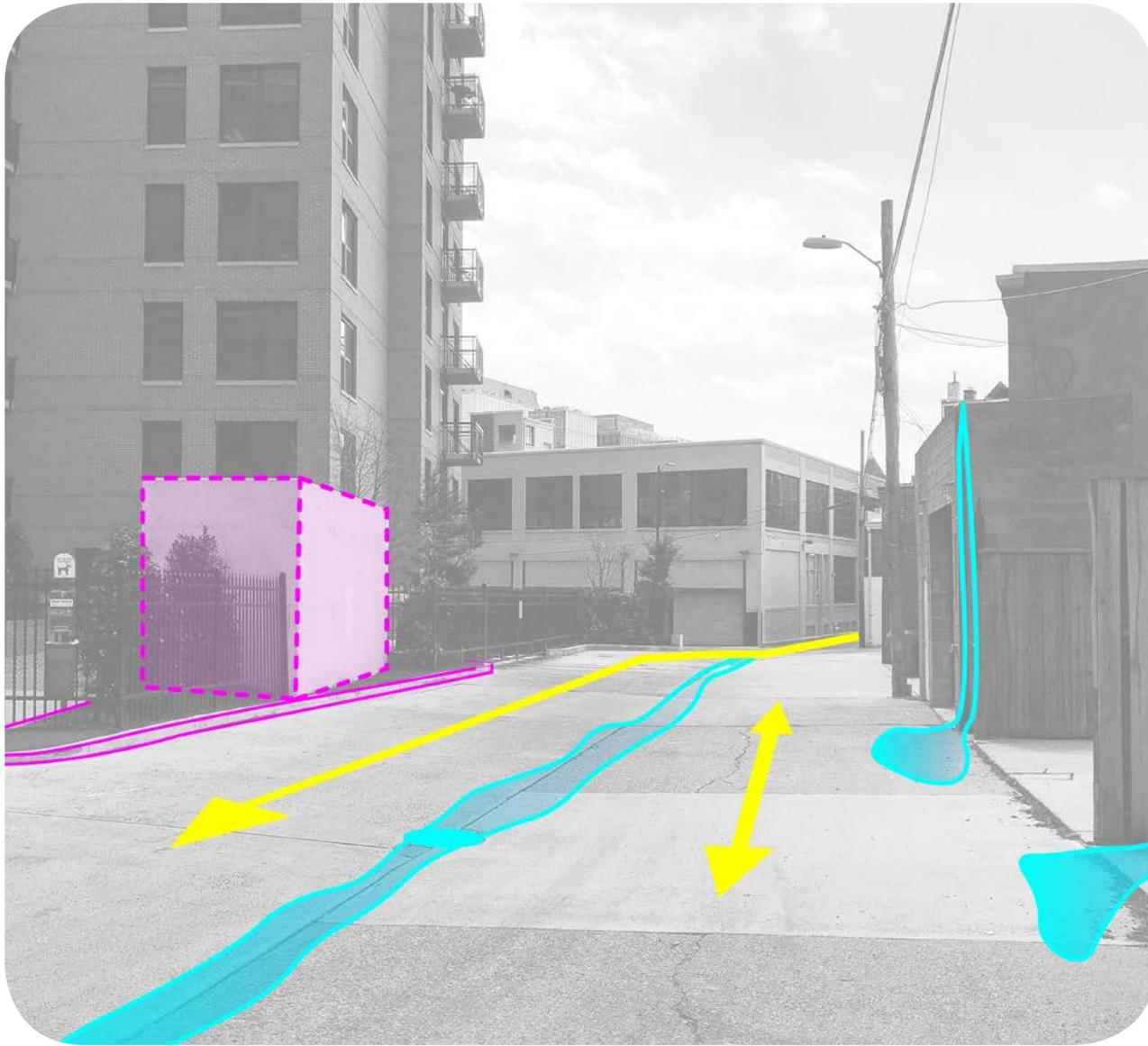


YALE STEAM ALLEY

Tax Square 514

Zone MU-7 and D-4R





THIS CAVERNOUS ALLEY
HAS SOME PROBLEMS:

TRAFFIC / FLOW

STORMWATER POLLUTION

SEVERE / HARD SURFACES

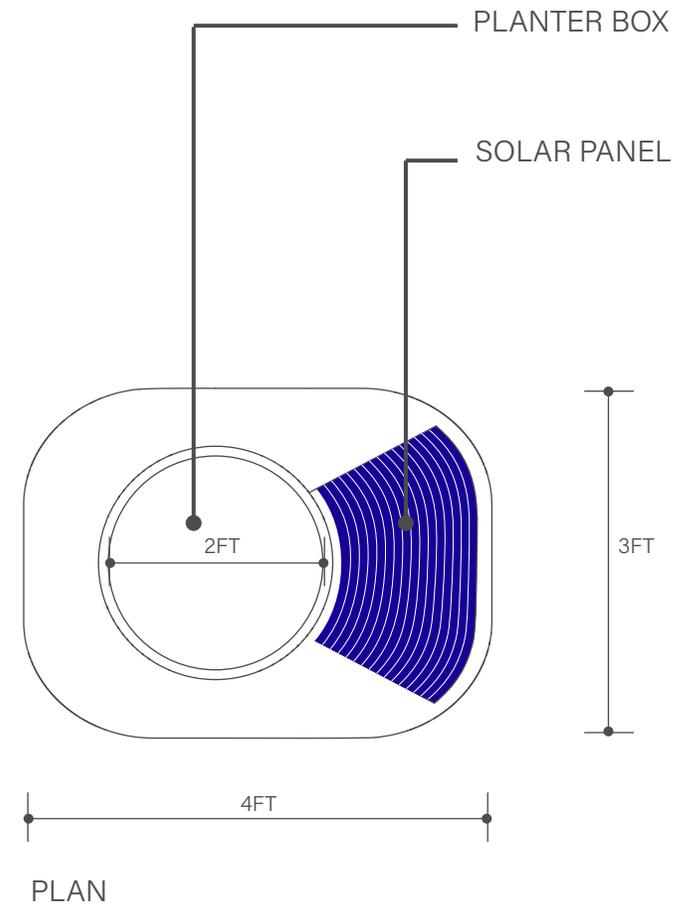
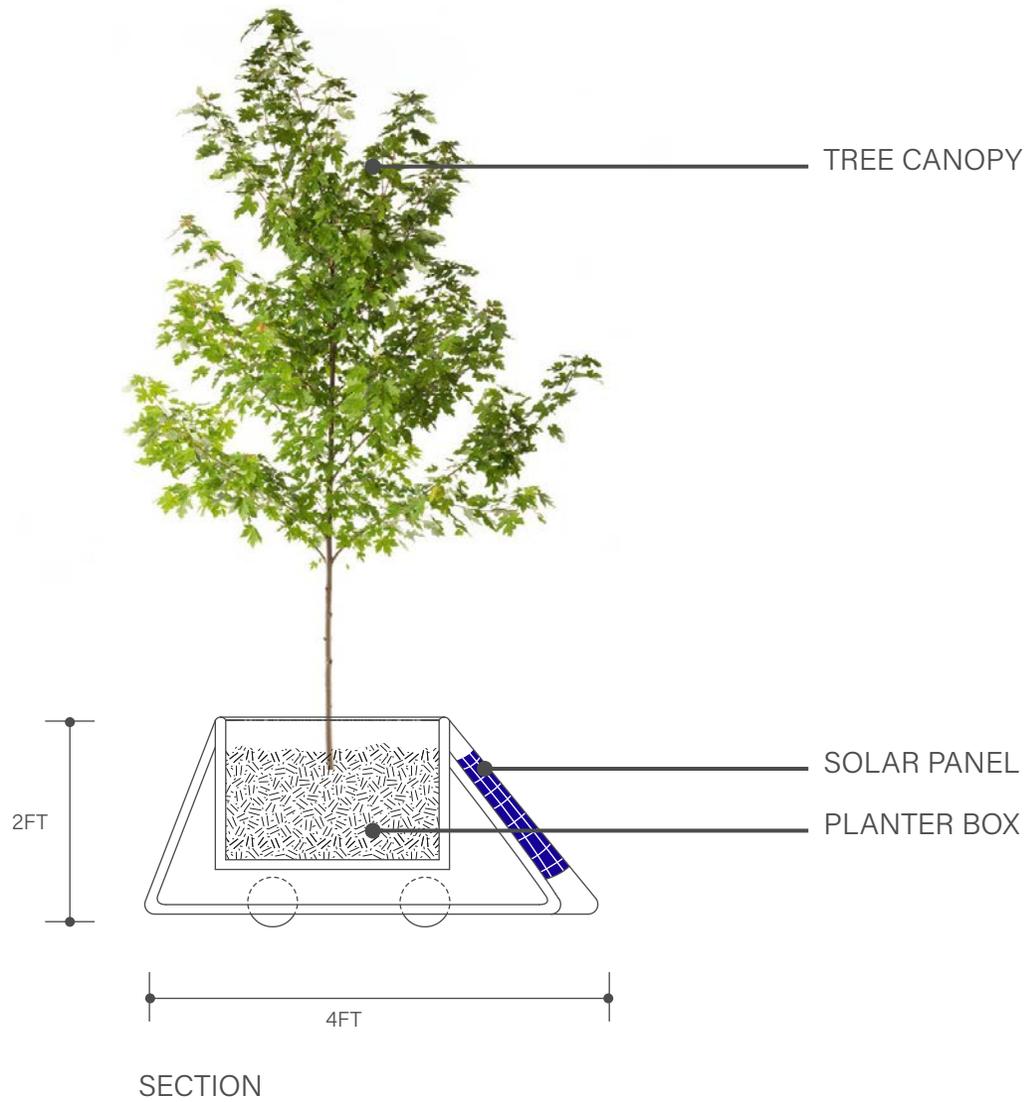


HERE ARE SOME WAYS TO ADDRESS THEM:

SOFTER SURFACES

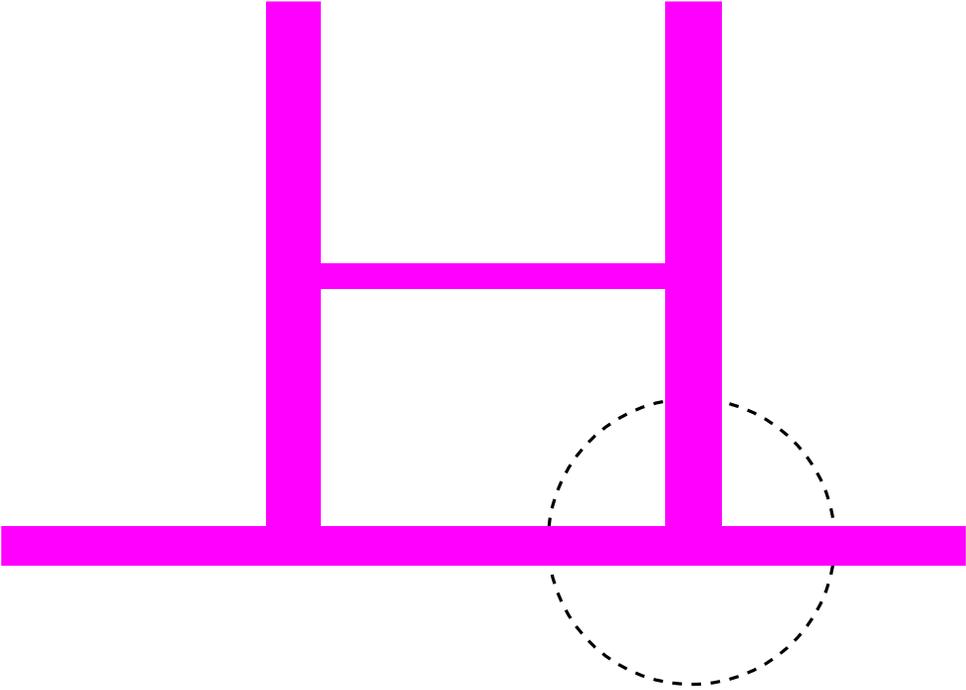
ROBOT TREES HELP REDUCE ACCESS!

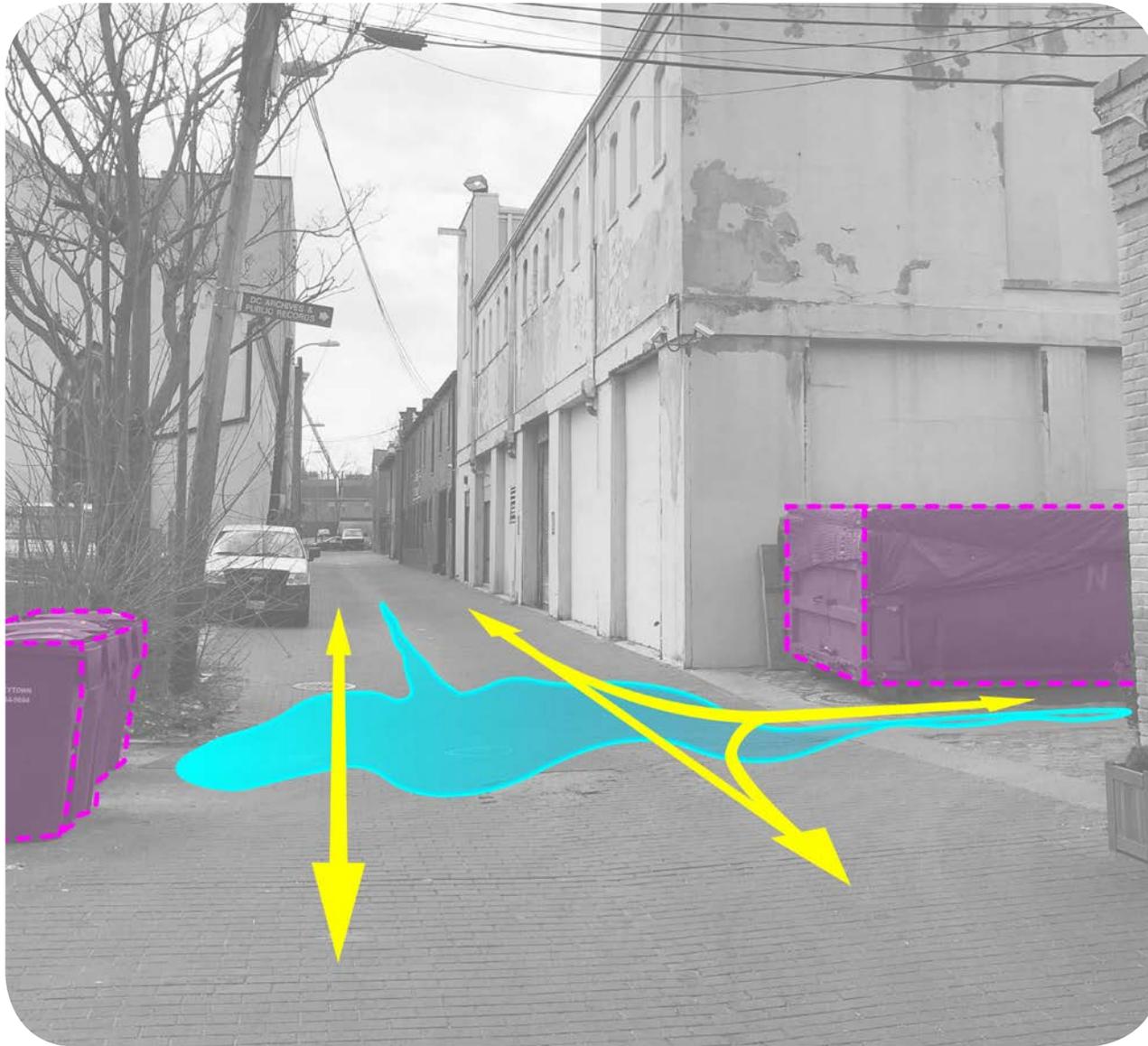
WATER FLOWS THROUGH HERE



NAYLOR COURT

Tax Square 367
Zone MU4 and RF1





THIS MIXED-USE ALLEY
HAS SOME PROBLEMS:

TRAFFIC / FLOW

STORMWATER POLLUTION

SEVERE / HARD SURFACES



HERE ARE SOME WAYS TO ADDRESS THEM:

SOFTER SURFACES

A FUN PLAYSCAPE REDUCES ACCESS!

WATER FILTERS THROUGH HERE

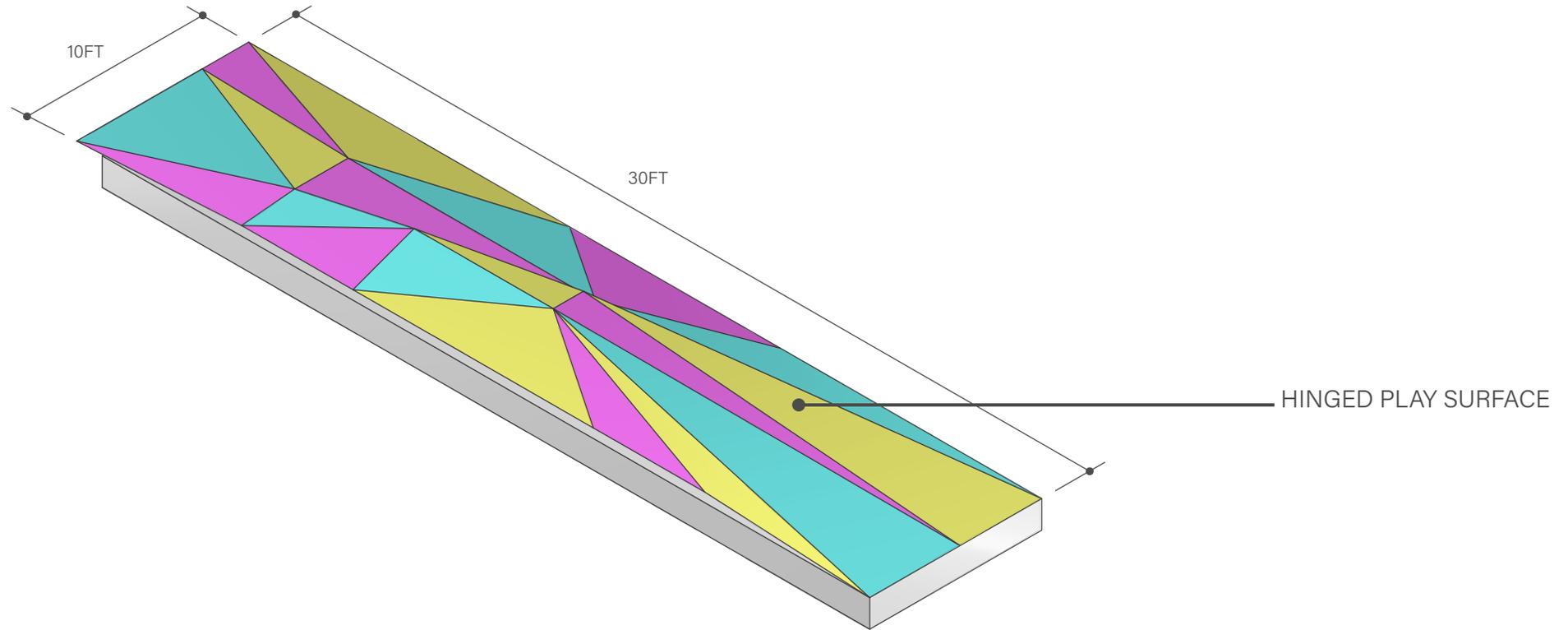


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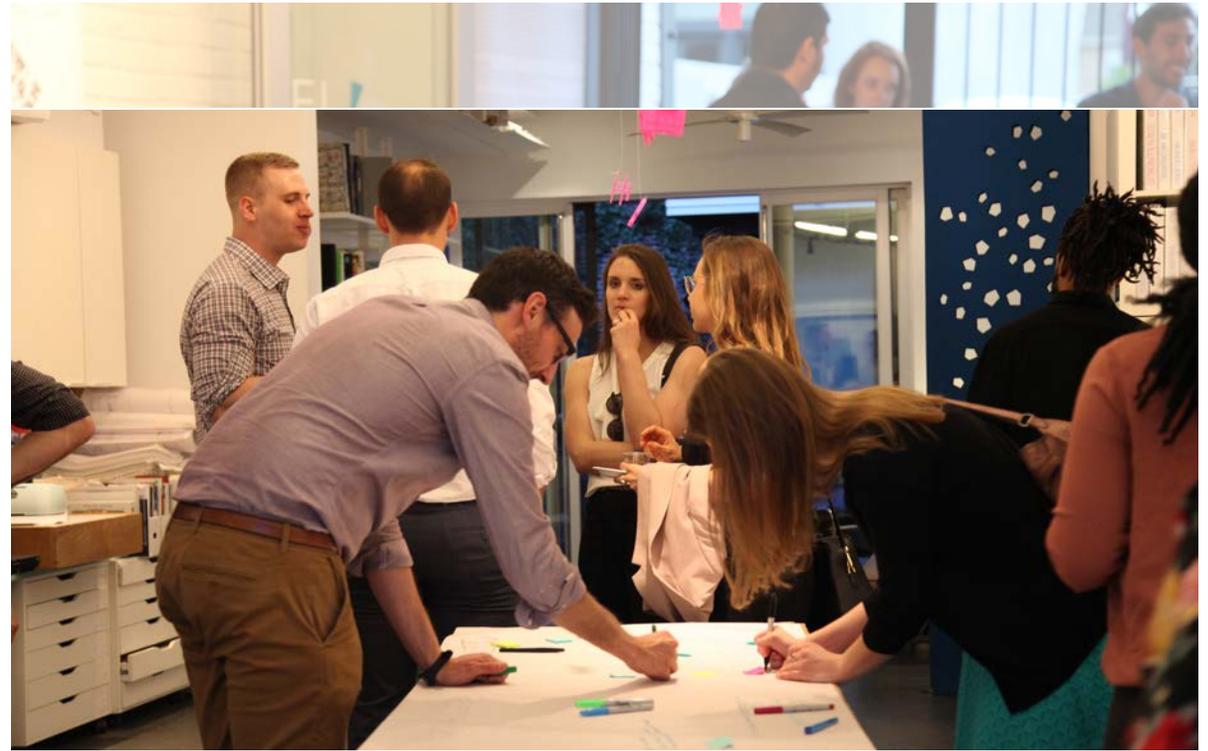


CHECK OUT OUR ALLEY synHOPsis...

- I AM DOWN WITH THE UNDERGROUND TRASH SYSTEM AND THE PERMEABLE WALKING SURFACES. SUPER THOUGHT PROVOKING RE-IMAGINING OF OUR ALLEYS.



- I AM DOWN WITH THE UNDERGROUND TRASH SYSTEM AND THE PERMEABLE WALKING SURFACES. SUPER THOUGHT PROVOKING RE-IMAGINING OF OUR ALLEYS.
- THIS NEEDS TO HAPPEN!



- I AM DOWN WITH THE UNDERGROUND TRASH SYSTEM AND THE PERMEABLE WALKING SURFACES. SUPER THOUGHT PROVOKING RE-IMAGINING OF OUR ALLEYS.
- THIS NEEDS TO HAPPEN!
- **THINKING OUT LOUD:**
HOW COULD WAP WORK WITH LOCAL ANC'S AND MAIN STREET ORGANIZATIONS (LIKE SHOW MAIN STREETS) TO BUILD LOCAL SUPPORT AND FIND FUNDING?



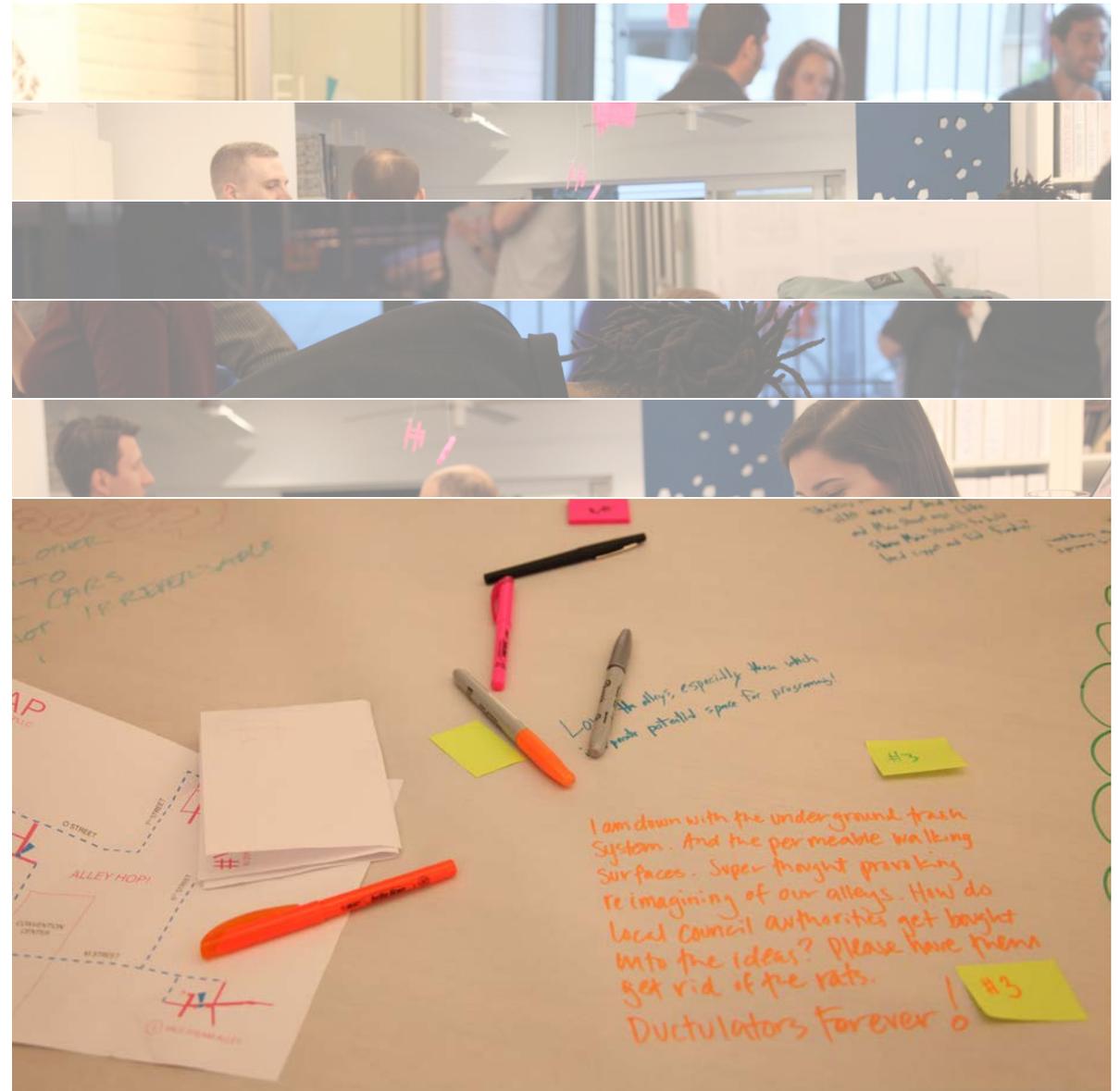
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- CAN SMALLER ARCHITECTURAL SPACES BE DEVELOPED IN THE ALLEYS?



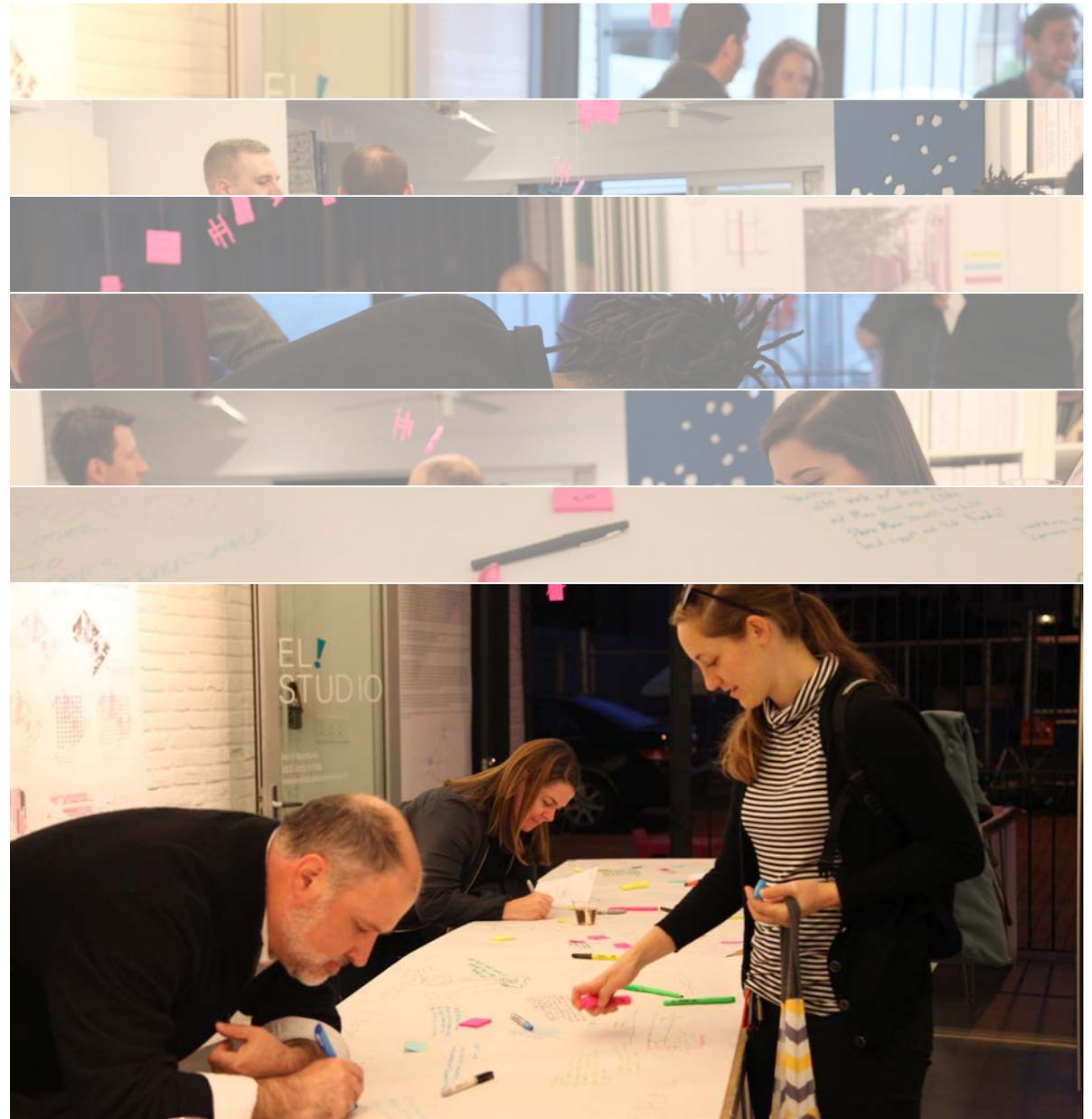
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- **WOULD LOVE TO SEE MULTIPLE CONCEPTS, PER ALLEY SCENE! SOMETIMES THE COOLEST THING ABOUT ARCHITECTURE IS ALL THE DIFFERENT WAYS ONE SINGLE SPACE CAN BE TRANSFORMED.**



- I AM DOWN WITH THE UNDERGROUND TRASH SYSTEM AND THE PERMEABLE WALKING SURFACES. SUPER THOUGHT PROVOKING RE-IMAGINING OF OUR ALLEYS.
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- **GREAT CONCEPT! WHAT ABOUT ARTIST INSTALLATIONS? SMALL BUSINESS/ ARTIST/ CAFÉ/ INCUBATOR POP UP SPACES?**



- I AM DOWN WITH THE UNDERGROUND TRASH SYSTEM AND THE PERMEABLE WALKING SURFACES. SUPER THOUGHT PROVOKING RE-IMAGINING OF OUR ALLEYS.
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- GREAT CONCEPT! WHAT ABOUT ARTIST INSTALLATIONS? SMALL BUSINESS/ ARTIST/ CAFÉ/ INCUBATOR POP UP SPACES?
- I LOVE THE ALLEYS BECAUSE I DON'T GET RUN OVER BY CARS.



EL
STUDIO

THAT'S A

WAP

WASHINGTON ALLEY PROJECT

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