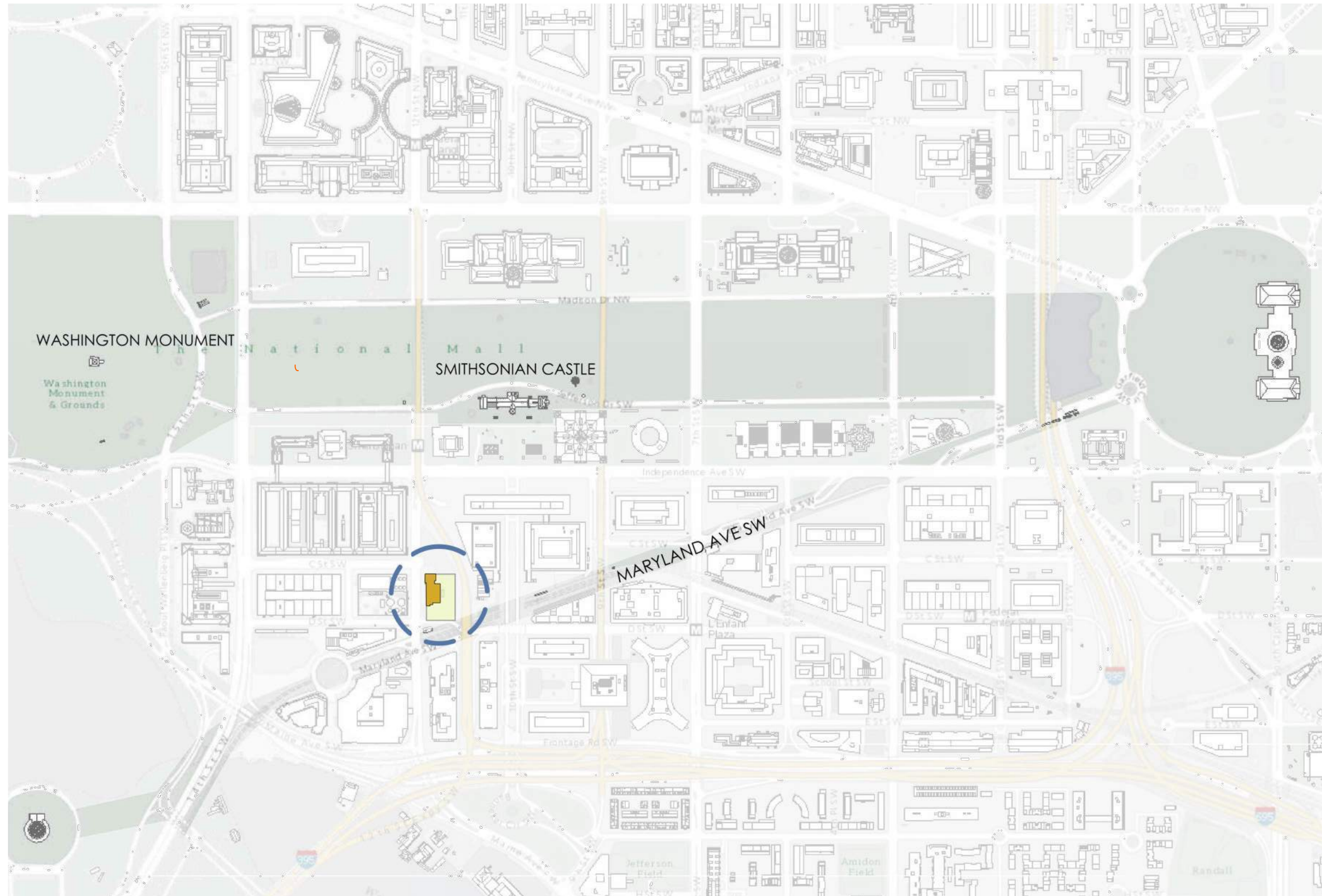


# COTTON ANNEX RESIDENTIAL REDEVELOPMENT





# SITE





# EXISTING CONDITIONS

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# EXISTING CONDITIONS





# HISTORIC ZONES

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

ZONE 1



ZONE 2



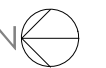
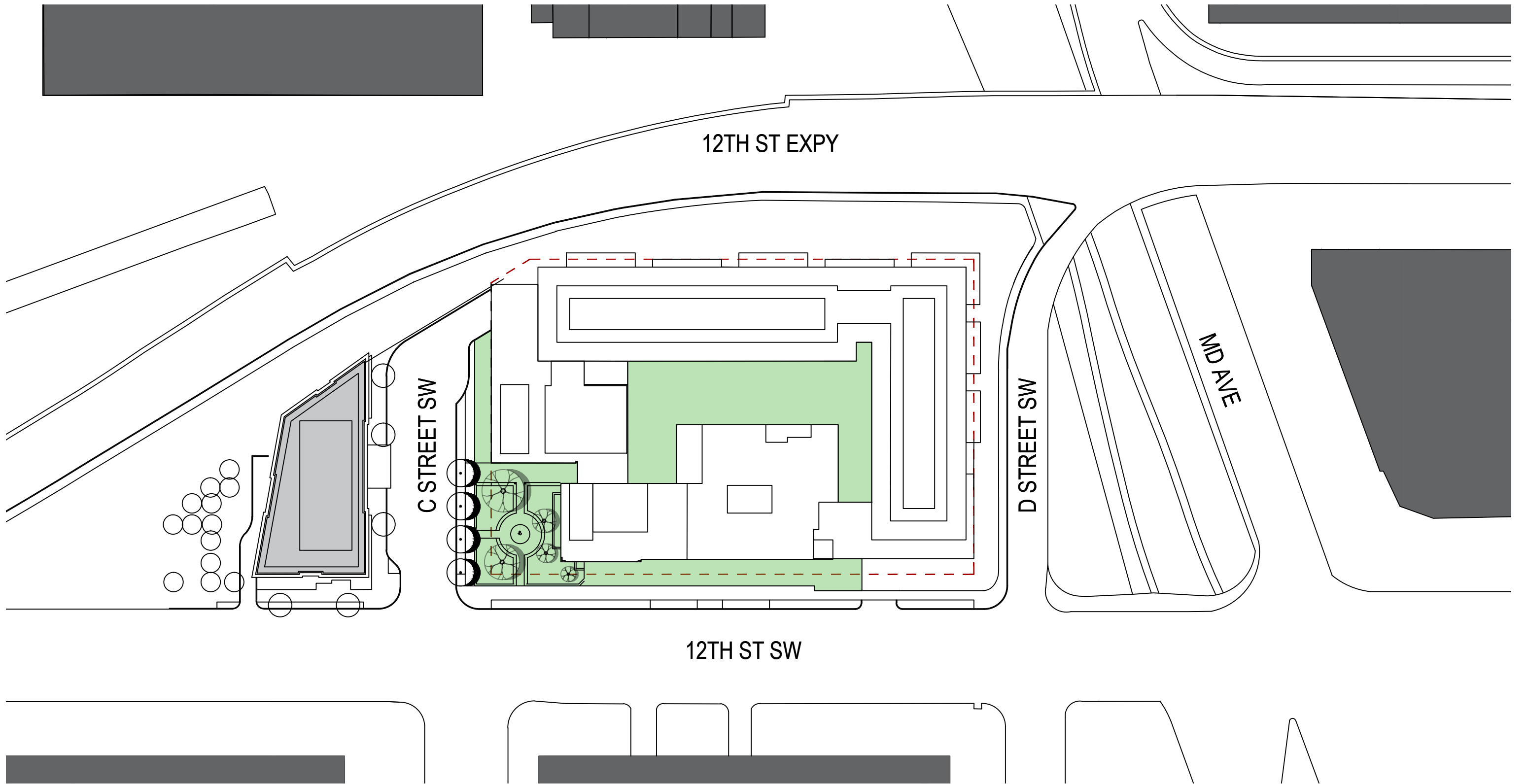
ZONE 3



## HISTORIC ZONE TREATMENT



# SITE PLAN





# NORTHWEST VIEW CURRENT DESIGN





# SOUTHWEST VIEW CURRENT DESIGN







# NORTHEAST VIEW CURRENT DESIGN



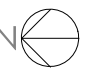
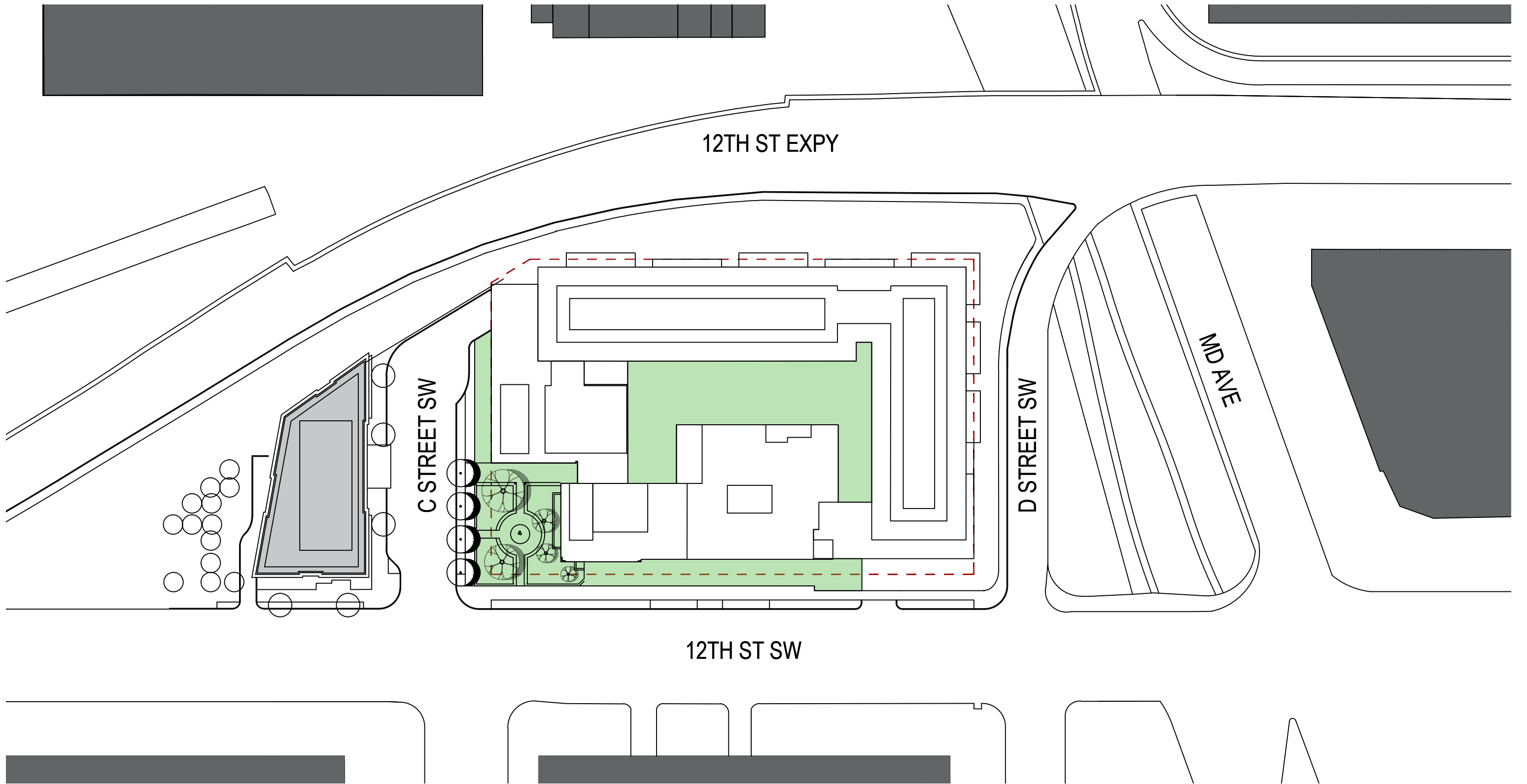


# NORTHWEST VIEW



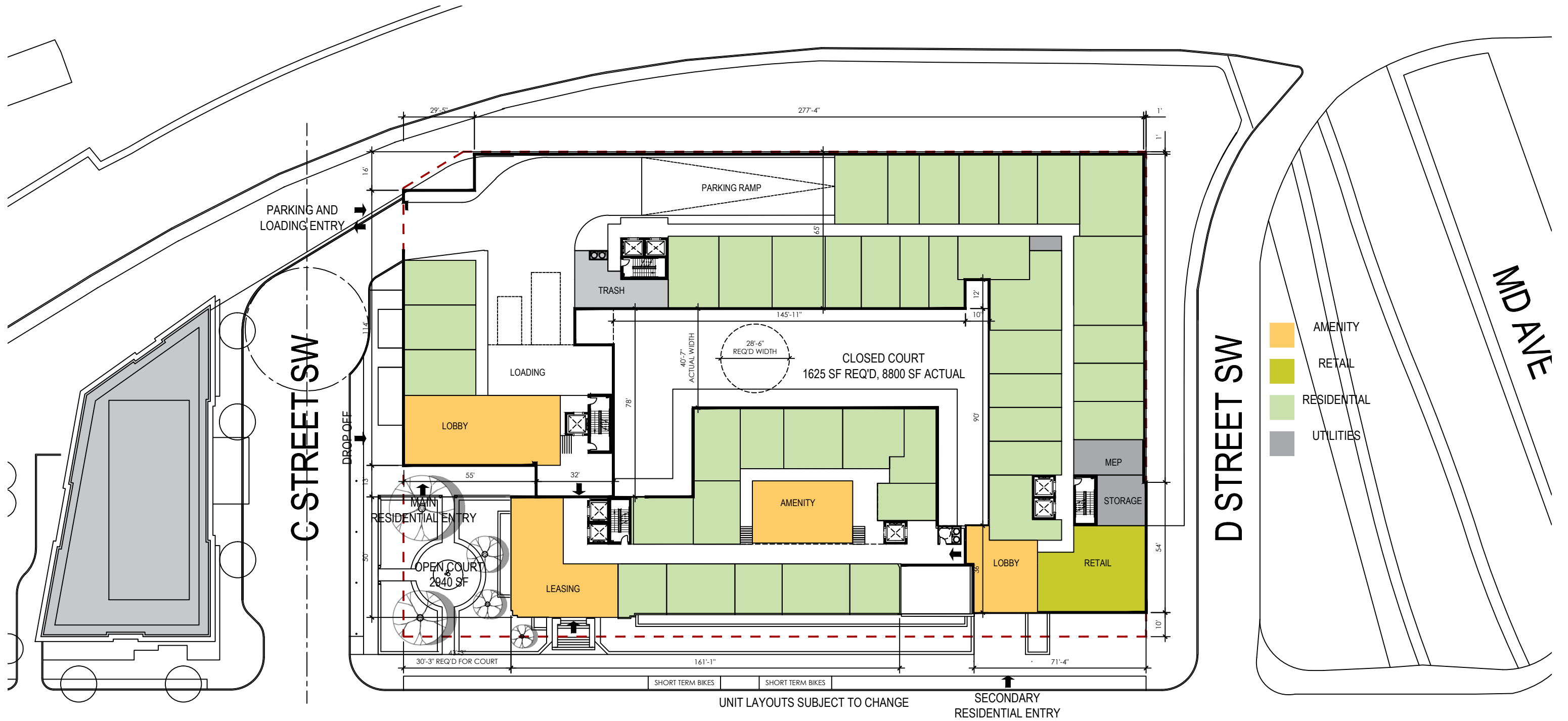


# SITE PLAN





# GROUND LEVEL



## 12TH ST SW

# Cotton Annex Existing Conditions



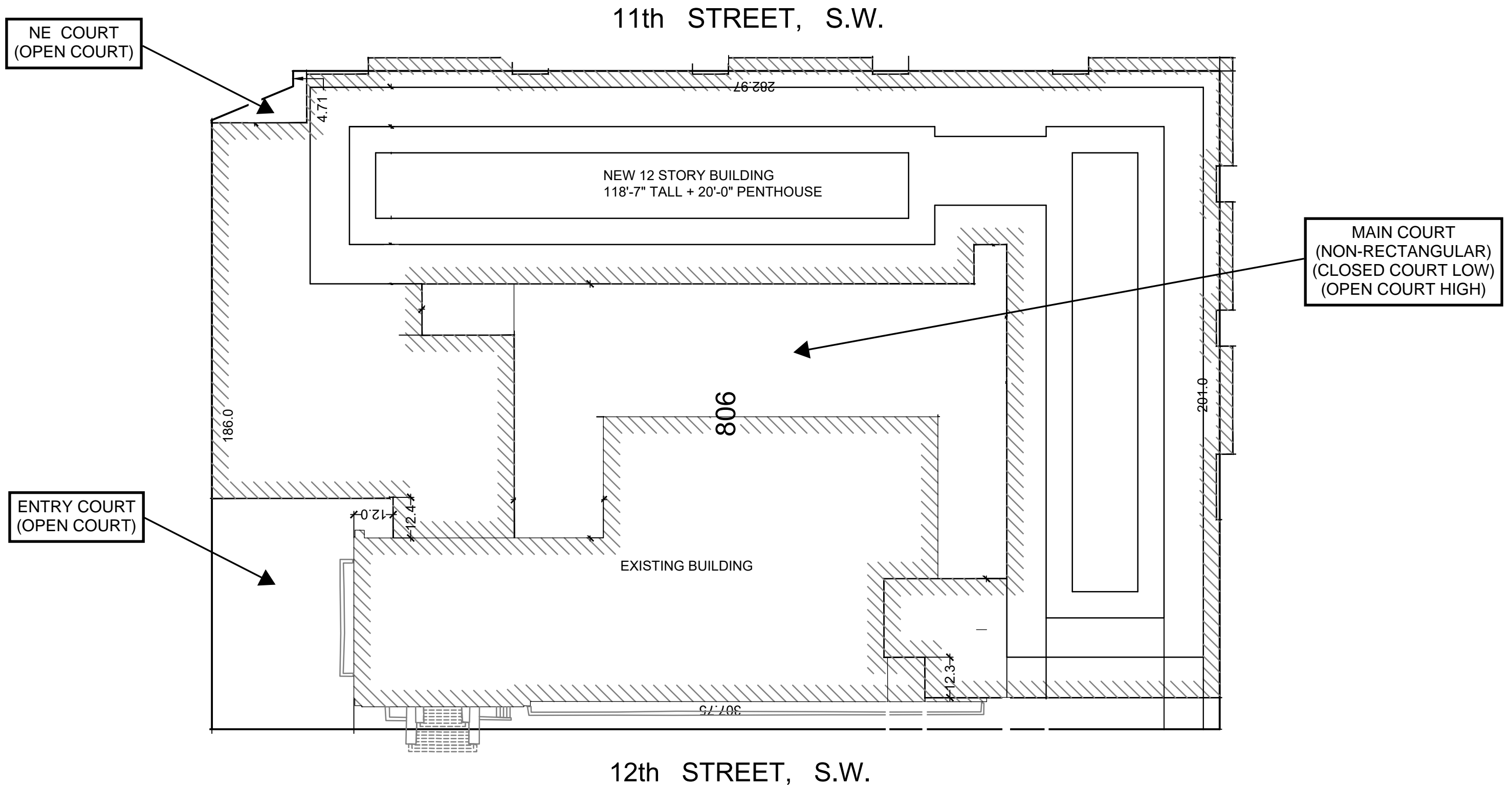
Former Vault Space

# Cotton Annex Proposed Plan



Former Vault Space

# ZONING ANALYSIS (Court Diagram)





# Cotton Annex Traffic Control Plan

Facing Northeast

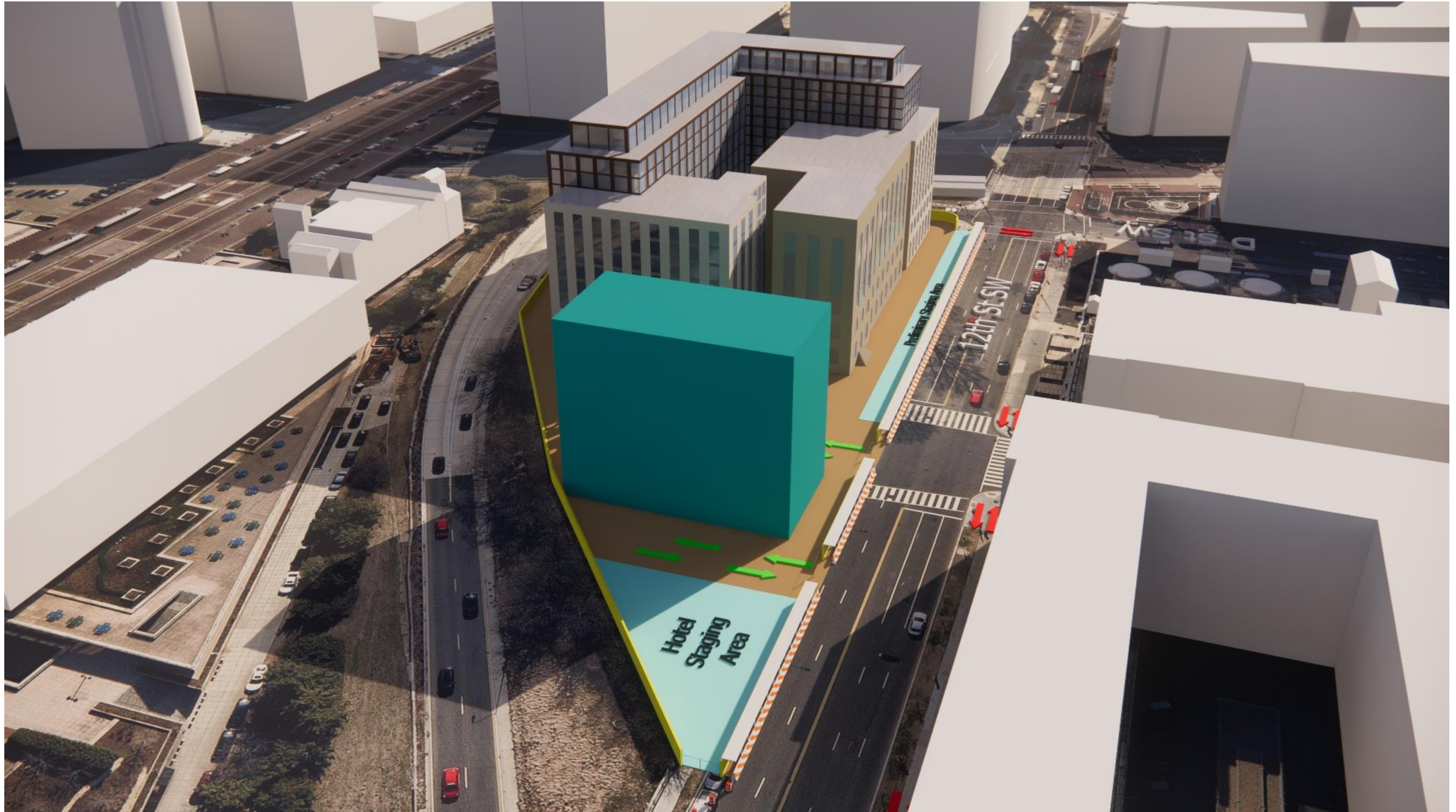


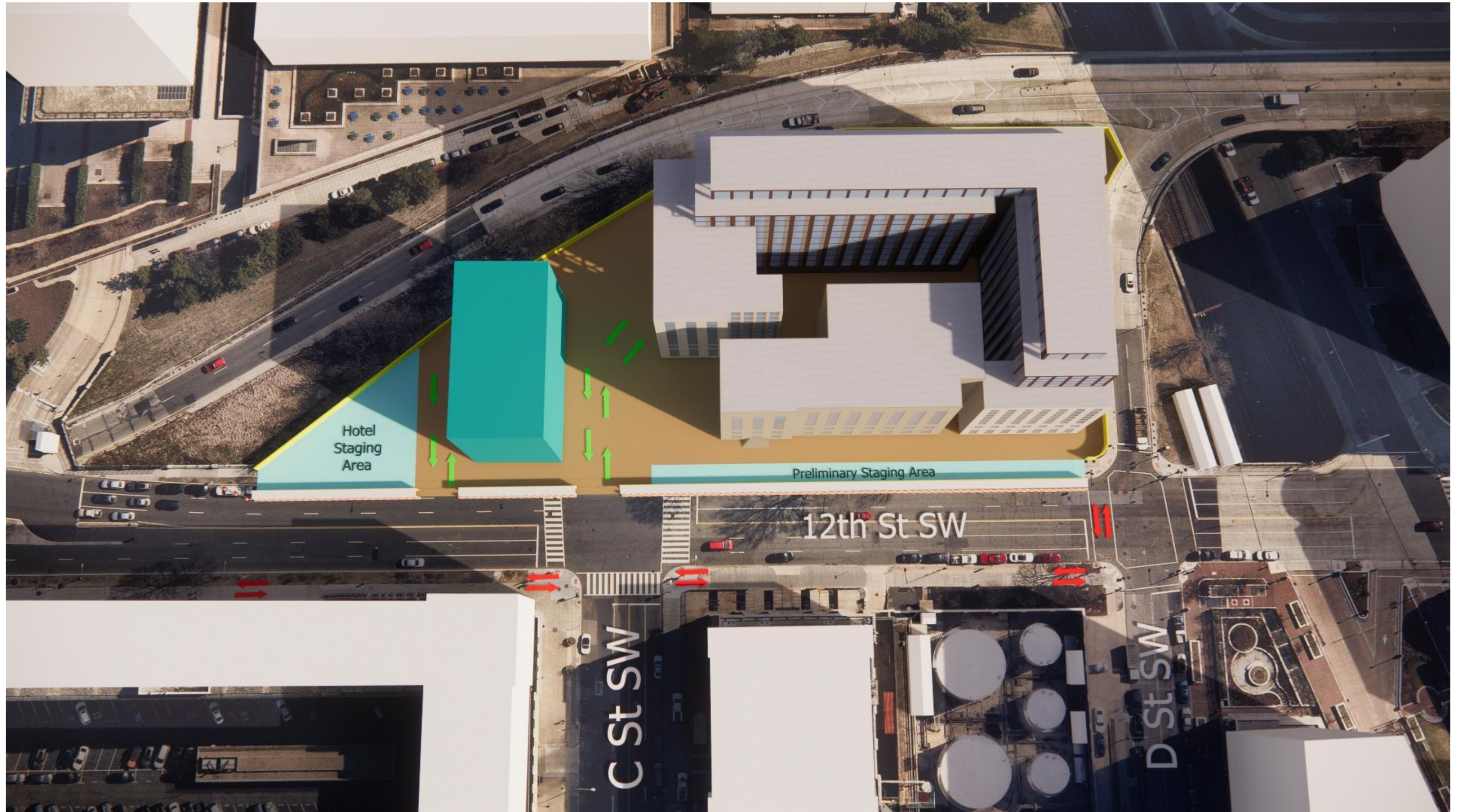


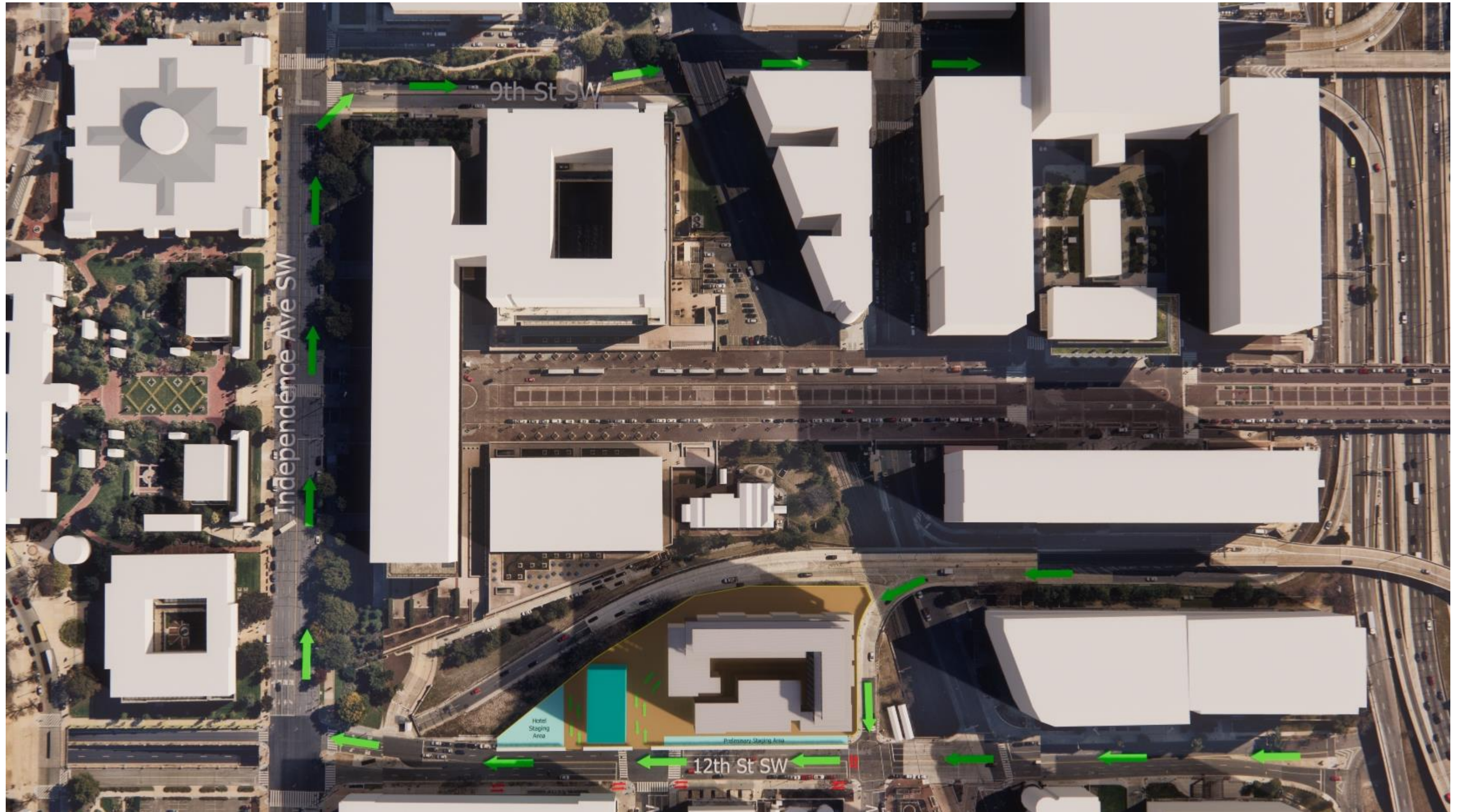


# Cotton Annex Traffic Control Plan

Facing Southwest







## Drew Turner

---

**From:** Erwin N. Andres <erwin.andres@goroveslade.com>  
**Sent:** Tuesday, February 2, 2021 4:10 PM  
**To:** Drew Turner  
**Cc:** Katie Wagner  
**Subject:** FW: Cotton Annex - Truck Routing for Traffic Control Plans  
**Attachments:** map\_truck\_bus\_routes\_draft\_2010.pdf

**Importance:** High

Drew-

Please see below DDOT's confirmation that the proposed construction truck traffic routes for the Cotton Annex project are appropriate.

Please feel free to call or e-mail me with any questions.

Thanks,  
Erwin

Erwin Andres  
*Vice President & Principal*

**GOROVE SLADE**  
Transportation Planners and Engineers  
**T** 202.296.8625 / **D** 202.540.1925 / **C** 202.669.5223  
1140 Connecticut Ave NW / Suite 600 / Washington, DC 20036  
[eandres@goroveslade.com](mailto:eandres@goroveslade.com) / [www.goroveslade.com](http://www.goroveslade.com)

*Please consider the environment before printing this email. Thank you.*

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**From:** Marrow, Derrick (DDOT) <derrick.marrow@dc.gov>  
**Sent:** Tuesday, February 2, 2021 4:05 PM  
**To:** Sam Tignor <sdt@goroveslade.com>  
**Cc:** Katie Wagner <klw@goroveslade.com>; Erwin N. Andres <erwin.andres@goroveslade.com>  
**Subject:** Re: Cotton Annex - Truck Routing for Traffic Control Plans

Good afternoon,

Per our conversation, I approved your truck route, but when you submit your drawing please refer to the attachment for a proper design.

**Derrick L. Marrow** | Engineer Technician (Civil) | Plan Review Team  
| District Department of Transportation | Public Space Regulation Division  
desk 202-741-7714 mobile 202-391-8222  
email: [derrick.marrow@dc.gov](mailto:derrick.marrow@dc.gov)

**From:** Sam Tignor <[sdt@goroveslade.com](mailto:sdt@goroveslade.com)>  
**Sent:** Tuesday, February 2, 2021 2:37 PM  
**To:** Marrow, Derrick (DDOT) <[derrick.marrow@dc.gov](mailto:derrick.marrow@dc.gov)>  
**Cc:** Katie Wagner <[klw@goroveslade.com](mailto:klw@goroveslade.com)>; Erwin N. Andres <[erwin.andres@goroveslade.com](mailto:erwin.andres@goroveslade.com)>  
**Subject:** Cotton Annex - Truck Routing for Traffic Control Plans

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Hi, Derrick!

Hope you're doing well, we haven't been able to connect on any projects in a while!

We were hoping you could help us with a project we are working on at Cotton Annex, 300 12<sup>th</sup> Street SW. At an ANC meeting last night, a neighbor asked about routing for trucks during construction. We presented the graphic below based on the [DC Truck and Bus Map](#). We were hoping you could review the graphic below and confirm this would be the appropriate routing to include as part of the future traffic control plans or if you have any concerns regarding the planned routing.





Please let us know if you have any questions. We are also happy to set up a quick call to discuss.

Thanks for your time!

Sam

Sam Tignor, PE  
*Project Engineer*

**GOROVE SLADE**

Transportation Planners and Engineers

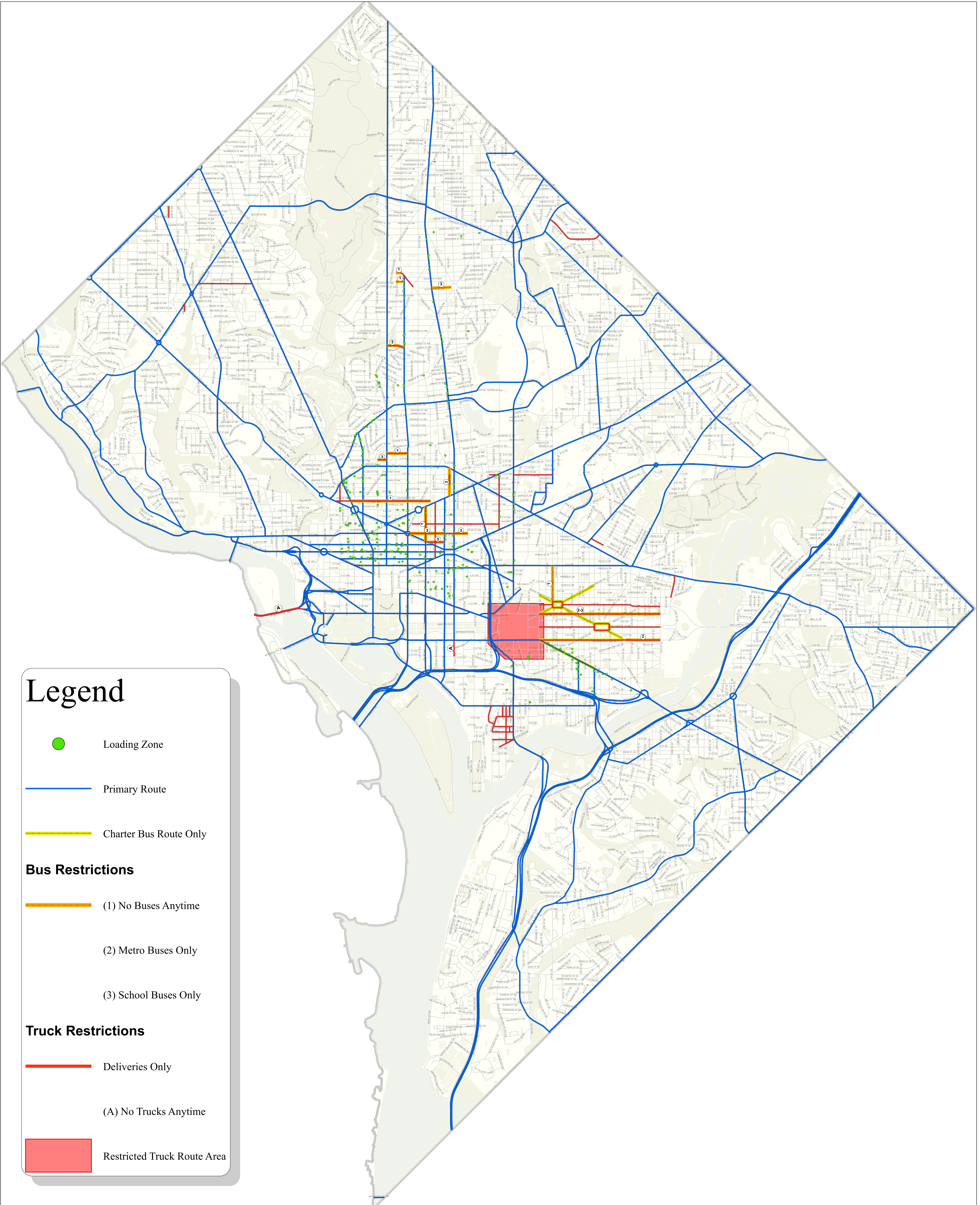
**T** 202.296.8625 / **D** 202.296.8631 / **C** 703.338.1780

1140 Connecticut Ave NW / Suite 600 / Washington, DC 20036

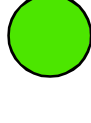

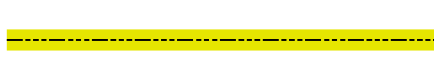





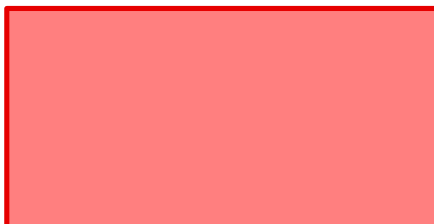
[stignor@groveslade.com](mailto:stignor@groveslade.com) / [www.groveslade.com](http://www.groveslade.com)

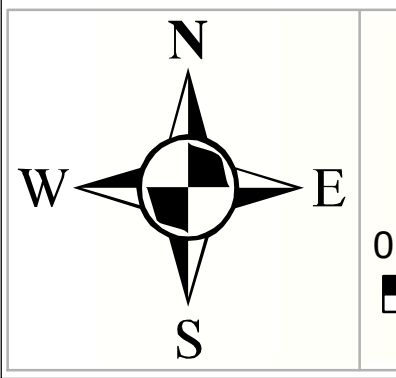
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# Truck and Bus Route System



## Legend

-  Loading Zone
  -  Primary Route
  -  Charter Bus Route Only
- Bus Restrictions**
-  (1) No Buses Anytime
  -  (2) Metro Buses Only
  -  (3) School Buses Only
- Truck Restrictions**
-  Deliveries Only
  -  (A) No Trucks Anytime
  -  Restricted Truck Route Area



Scale 1:21,000

The base map was compiled from aerial photography and airborne GPS data acquired in March and April 1999. All mapping is referenced to the Maryland State Plane Coordinate System 1983 North American horizontal datum and 1988 vertical datum in meters.

Data Source	DDOT	Date Created	May 7, 2010
Map Type	Planning	Expiration Date	Unknown
Serial No	000000	Created By	DDOT GIS

### Disclaimer

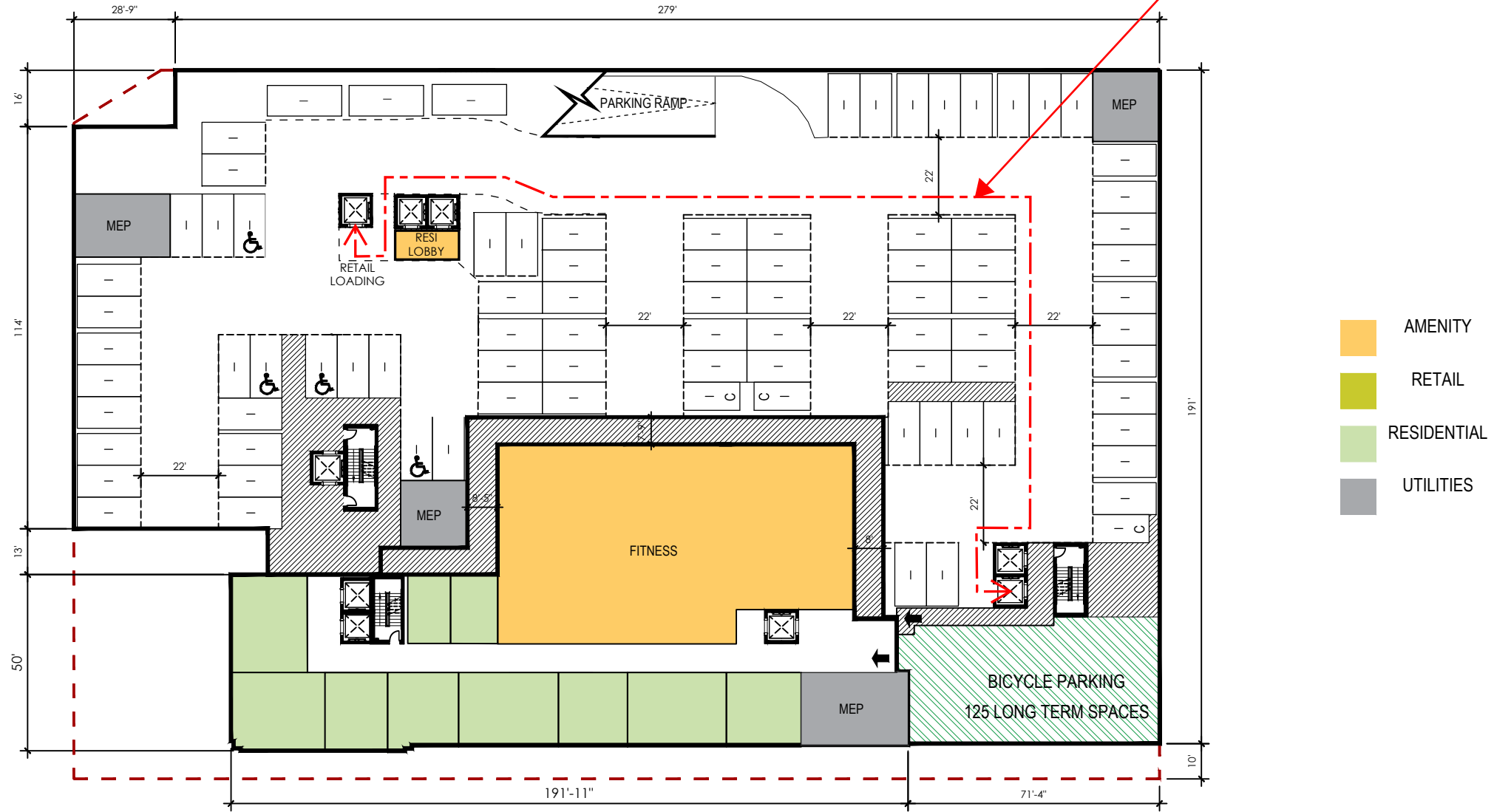
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Government of the District of Columbia  
Adrian M. Fenty, Mayor  
District Department of Transportation  
Gabe Klein, Director



# RETAIL LOADING PATH LOWER LEVEL

PATH OF RETAIL LOADING IN / OUT



UNIT LAYOUTS SUBJECT TO CHANGE



# RETAIL LOADING PATH GROUND LEVEL

