

80-Unit Condo Project Coming to 11th and M Street

Shilpi Paul | February 28, 2013

An 80-unit condo project is coming to the northeast corner of 11th and M Street NW, UrbanTurf has learned. Community Three Development's Grant Epstein presented details of the new project on Wednesday night, in advance of a meeting with the Historic Preservation office.

The development will contain units ranging in size from 550 to 1,000 square feet, and will have at least 20 parking spaces, though Epstein will consider adding more spaces if the market seems to demand it.

The plot of land where the project will be located is currently occupied by a Zipcar lot and a laundromat; since the laundry is staying put, Community Three will be developing their project on the parking lot to the north and east of it, wrapping around the existing building.

Inspired by their constraints and the surrounding architecture, architects Torti Gallas created a design that appears to be two distinct buildings: a six-story, red brick structure fronting 11th Street NW, and a nine-story, yellow brick building fronting M Street NW. The 80 units will be distributed throughout the project, which will feel like one building on the interior, said Sarah Alexander of Torti Gallas.

The retail element will be located on the 11th Street side, while the M Street facade will house the residential lobby. The design was inspired by the rowhouses and classical apartment buildings that fill the neighborhood.

The ANC2F Community Development Committee approved the design, which will go to Historic Preservation in a couple weeks. The developers hope to close on the project next month, and Epstein estimates that design and permitting will take at least another year.

