

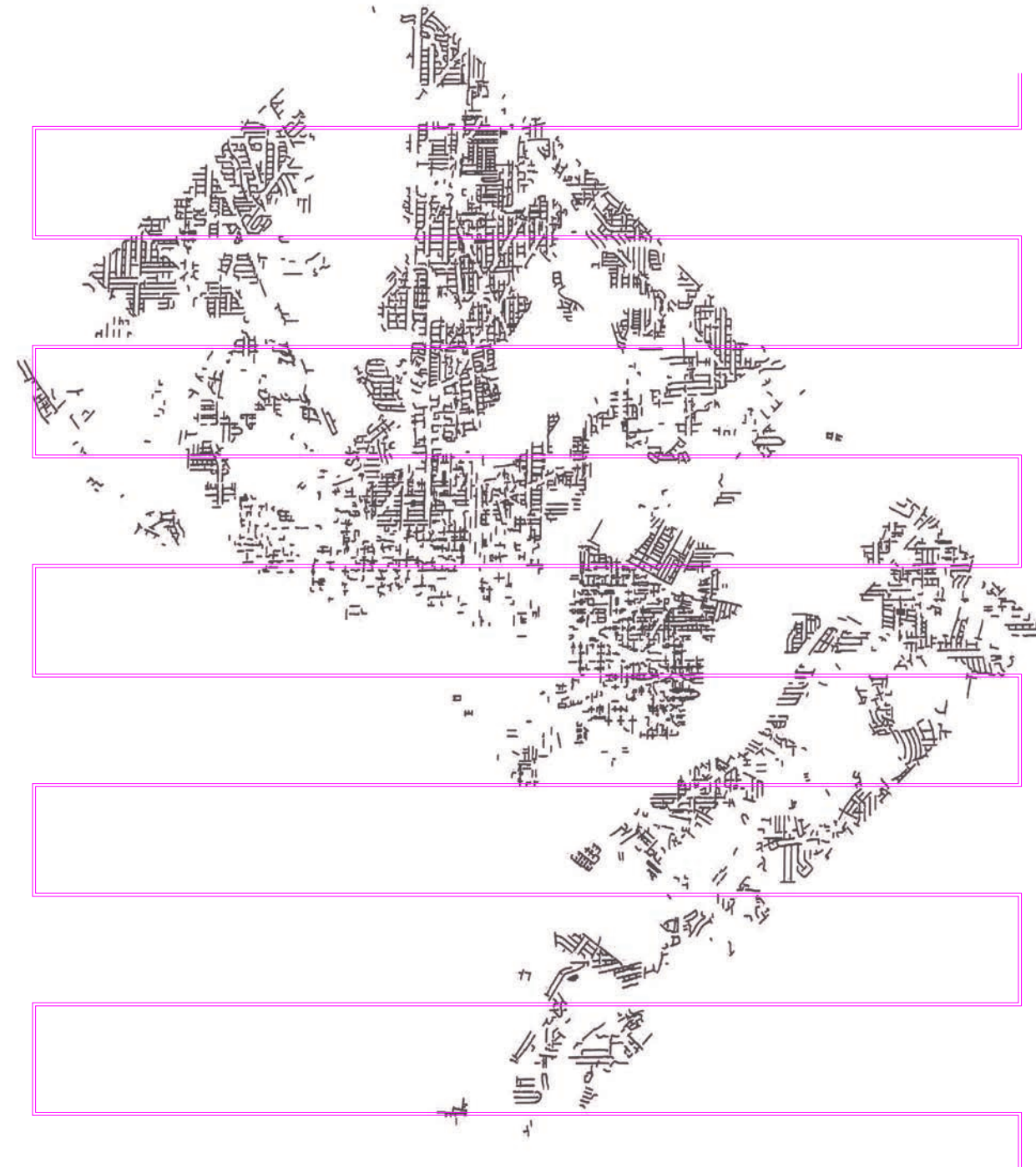
ALLEY LIVING: DC'S HIDDEN MARKET

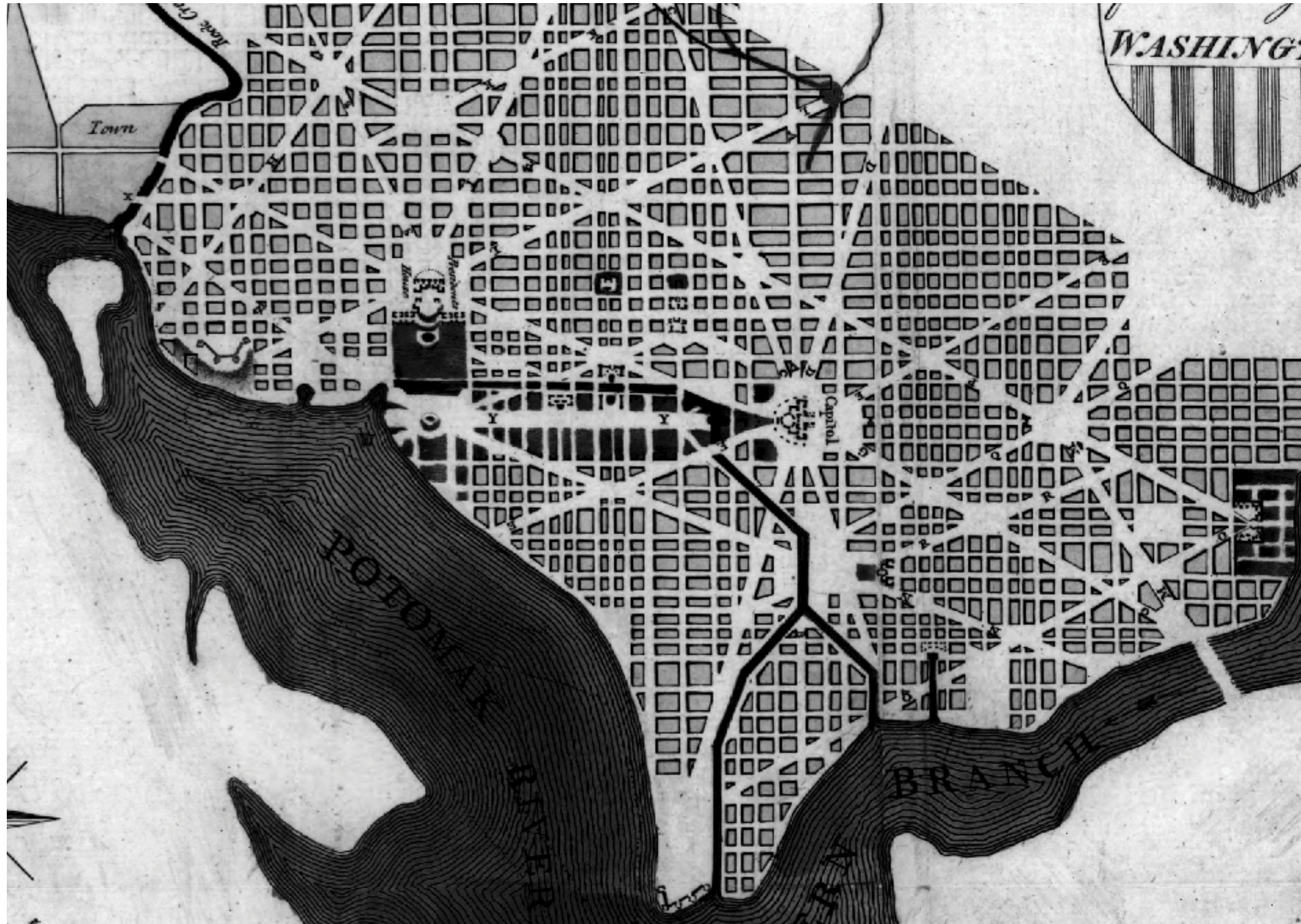
APRIL 23, 2021

- YESTERDAY
 - HISTORY OF ALLEY DWELLING IN DC
 - TYPES OF ALLEY LOTS
- TODAY
 - ADUs
 - POP UPS
 - CONVERSIONS
- TOMORROW
 - Q&A

WHAT IS 'ALLEY LIVING' IN DC?

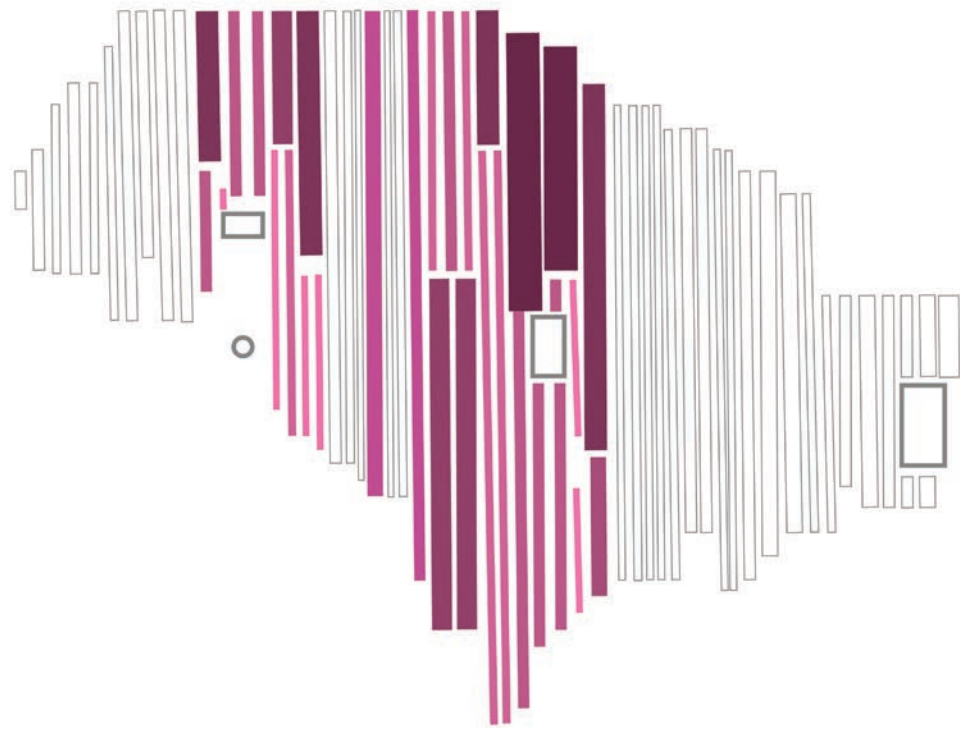
- There are 3,217 existing alleys in DC.
- This equals 246 miles of alley frontage.
- In 1912, there were 3,337 alley residences.
- In 2020, there were just 123.
- There are 82,397 single family residential properties with alley frontage.
- If each of these properties added an accessory dwelling on the alley, it could provide housing to as many as 187,900 new DC residents!





ELLICOT PLAN, 1792

QUOTIDIAN & EXCEPTIONAL ALLEYS



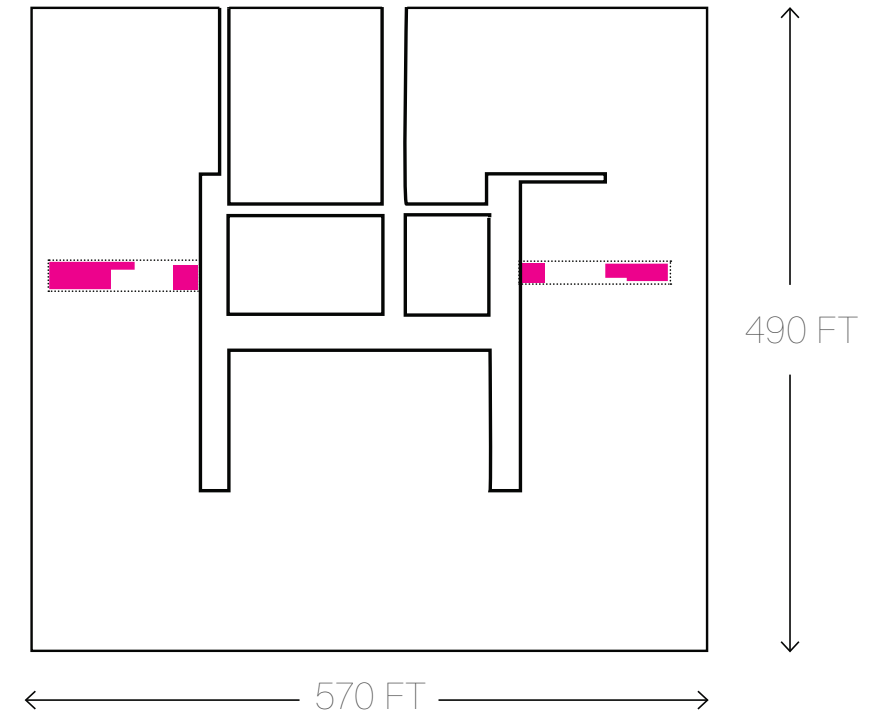
VERTICAL BLOCKS

+



HORIZONTAL BLOCKS

=



SUPERBLOCKS



BLAGDEN ALLEY

ALLEY POPULATIONS



1880s:
Alley
Building
Boom

1892:
Alley Dwellings
Prohibited in Alleys
<30'

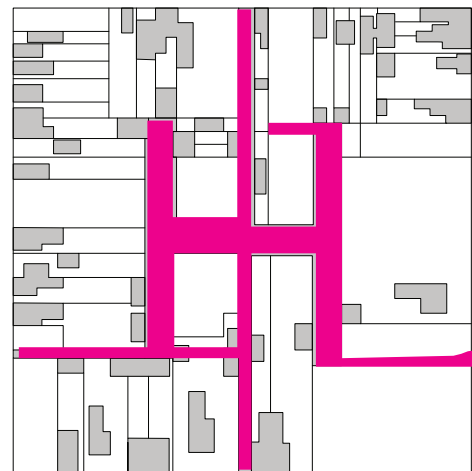
c. 1900-1940:
Systematic Condemnation &
Elimination of Alley Housing

1953:
All Remaining Alley
Residents Told to
Move

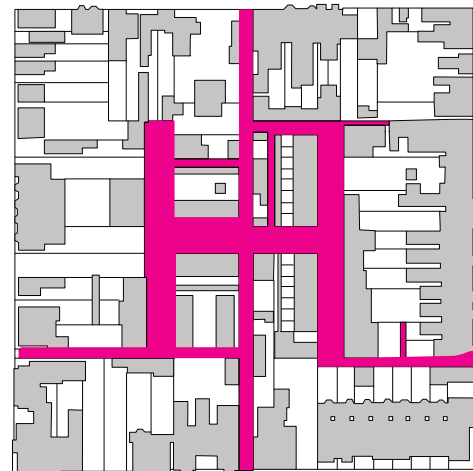
2016:
ADUs Allowed by
Matter of Right

2020:
Alley Dwellings
Allowed in Alleys >15'

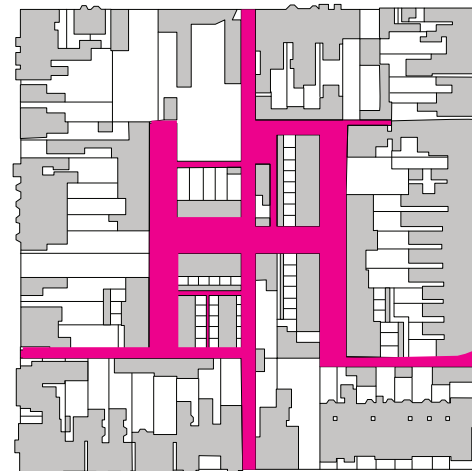
1857



1888



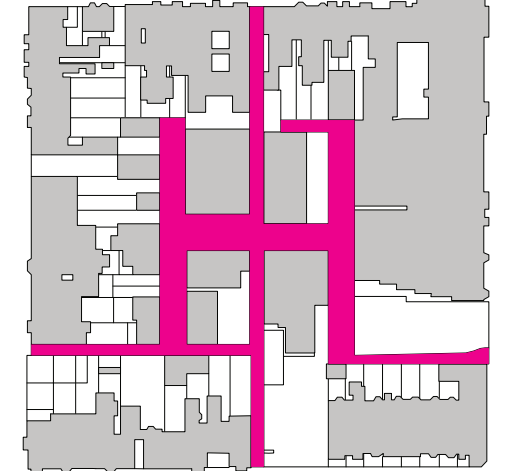
1903



1927



2021

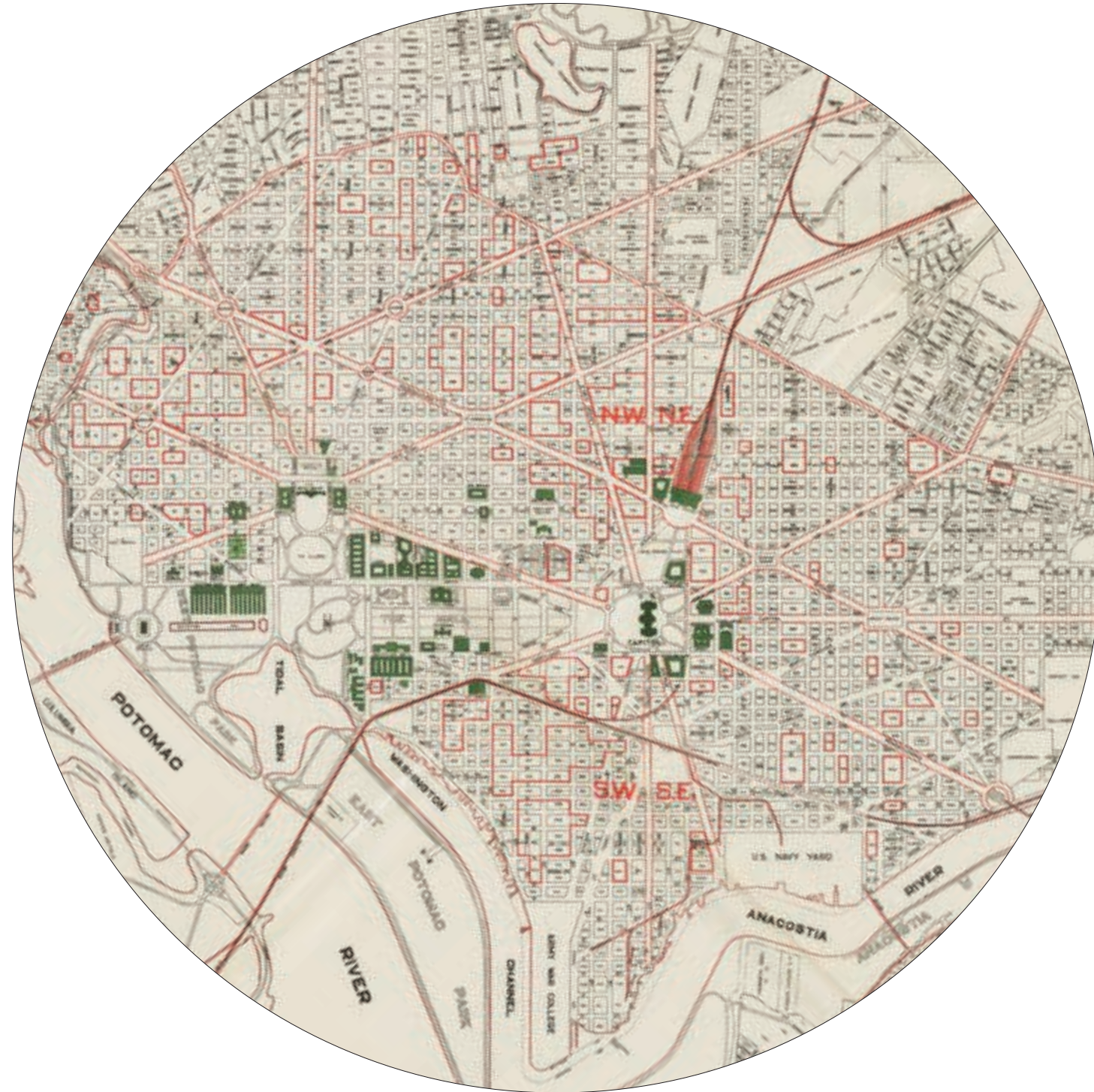


👤 253
🏠 34
1880 CENSUS

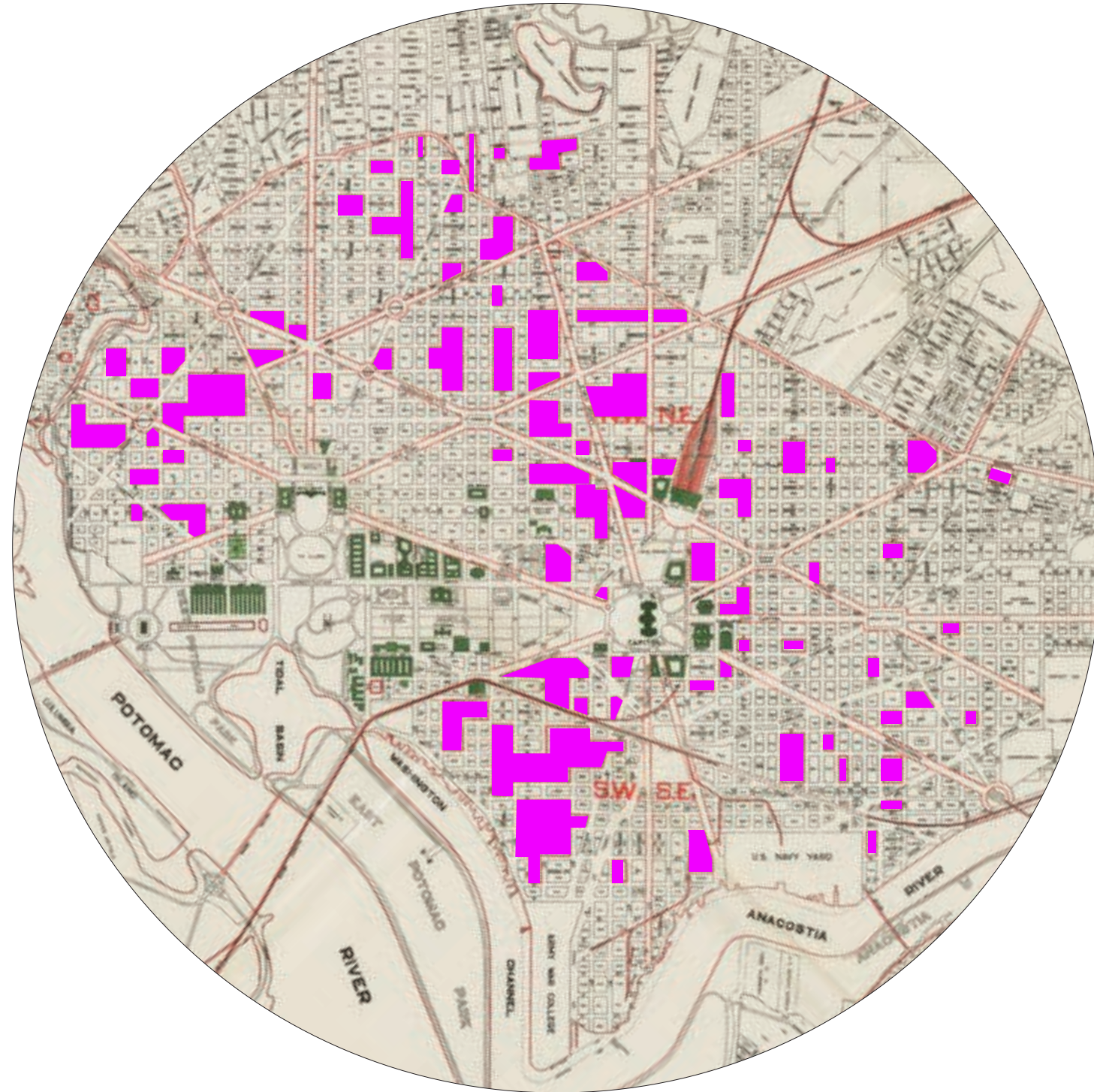
👤 223
🏠 40
1900 CENSUS

👤 134
🏠 38
1920 CENSUS

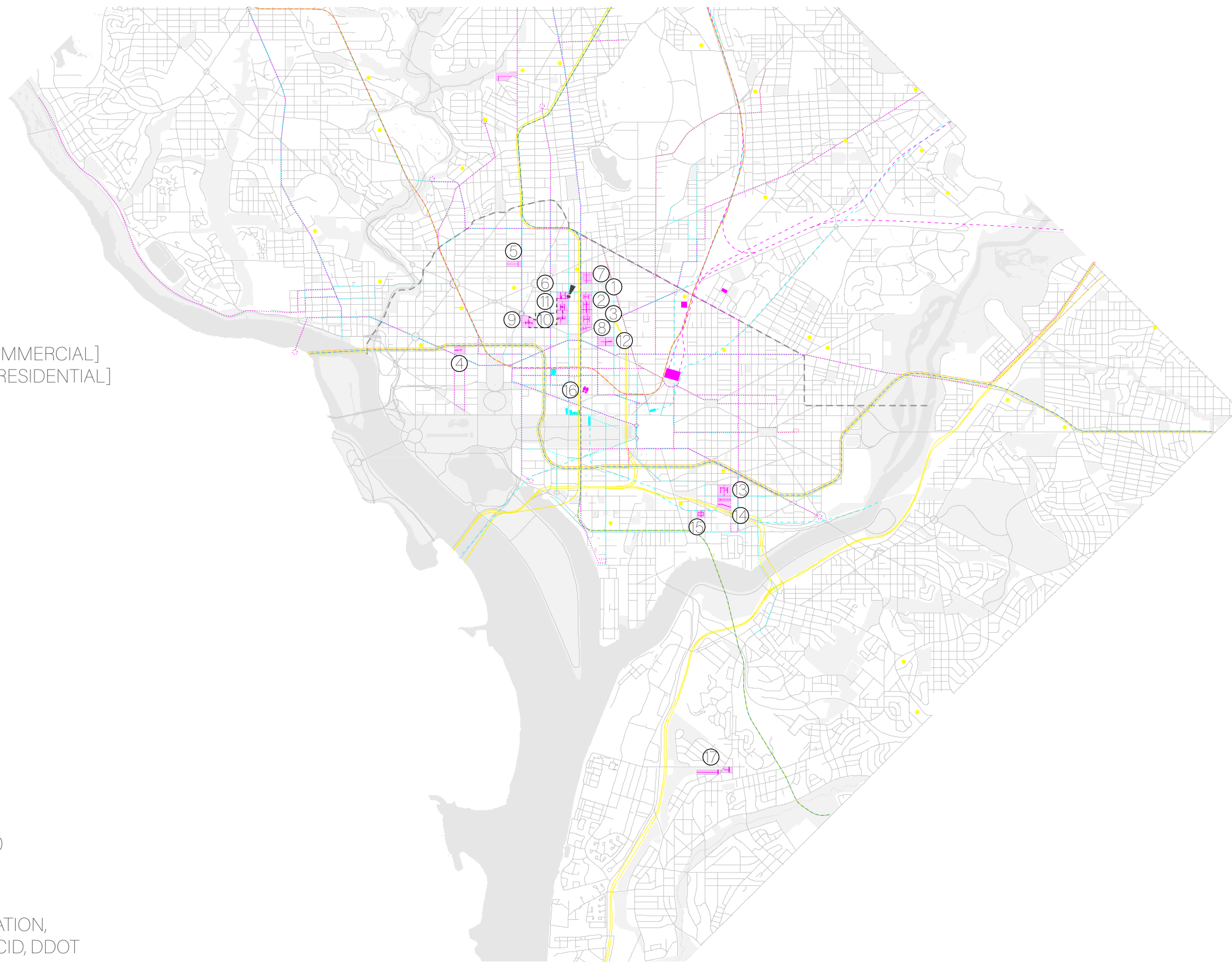
BLAGDEN ALLEY



MAJOR ALLEY BLOCKS WITHIN THE ORIGINAL
FEDERAL L'ENFANT PLAN, 1936



MAJOR ALLEY BLOCKS WITHIN THE ORIGINAL
FEDERAL L'ENFANT PLAN, 1936



WASHINGTON ALLEY
PROJECT SITES TO-DATE:

RESEARCH SITES

- ① FREEMAN ALLEY
- ② MADISON ALLEY
- ③ GOAT ALLEY
- ④ K STREET CORRIDOR [TYPICAL COMMERCIAL]
- ⑤ DUPONT CIRCLE ALLEY [TYPICAL RESIDENTIAL]

PUBLIC ENGAGEMENT SITES

ALLEY HOP 1.0 - 4/26/18

- ⑥ NAYLOR COURT
- ⑦ MARION COURT
- ⑧ YALE STEAM ALLEY

ALLEY HOP 2.0 - 4/25/19

- ⑨ GREEN COURT
- ⑩ SHEPHERD ALLEY
- ⑪ BLAGDEN ALLEY

ALLEY HOP 3.0 - 6/18/19

- ⑫ PRATHER'S ALLEY
- ALLEY HOP 4.0 - 10/6/19

- ⑬ F STREET TERRACE
- ⑭ ELLEN WILSON PLACE
- ⑮ 3RD PLACE

OUTREACH SITES

ALLEY HOPPIN! - 2/24/20-10/16/20

- ⑯ DISTRICT ARCHITECTURE CENTER
- THE ALLEY-LOOP! - 8/22/20-8/23/20
- ⑰ MLK JR / MALCOLM X ALLEY

INTERVENTION SITES

- PRATHER'S ALLEY TAP ALLEY ACTIVATION,
- ⑱ PARTNERS: MT VERNON TRIANGLE CID, DDOT

WASHINGTON ALLEY PROJECT PROJECT SITES

ALLEY HOUSING TYPOLOGIES (BEFORE)

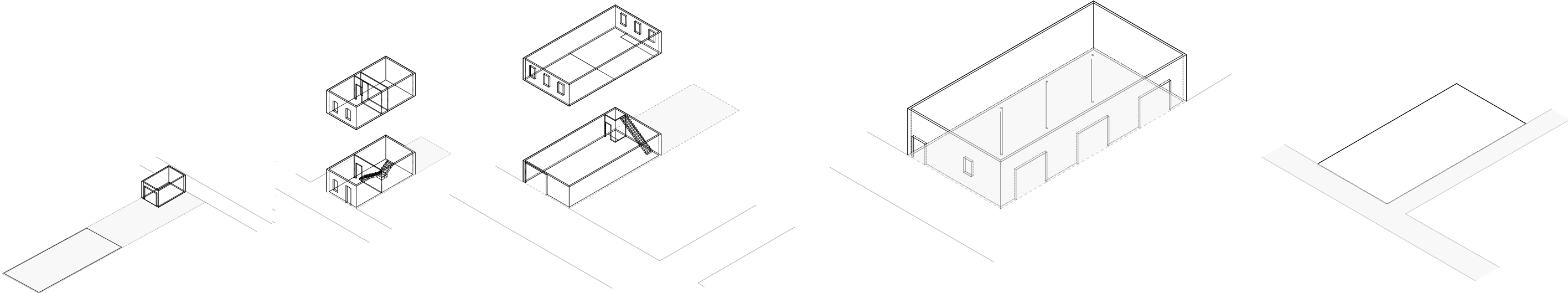
GARAGE (ADU)

ALLEY HOUSE (POP UP)

MEWS (LIVE-WORK)

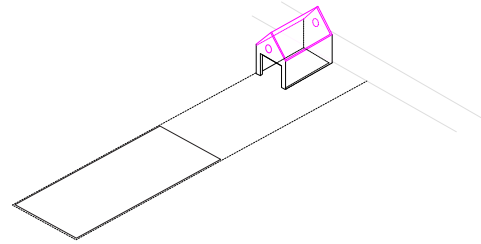
WAREHOUSE (CONVERSION)

CLEARED LOT (MULTI FAMILY)

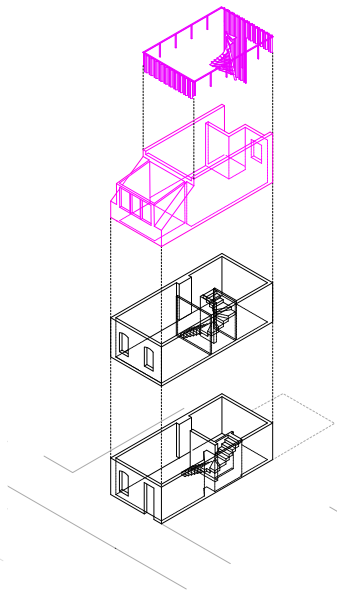


ALLEY HOUSING TYPOLOGIES (AFTER)

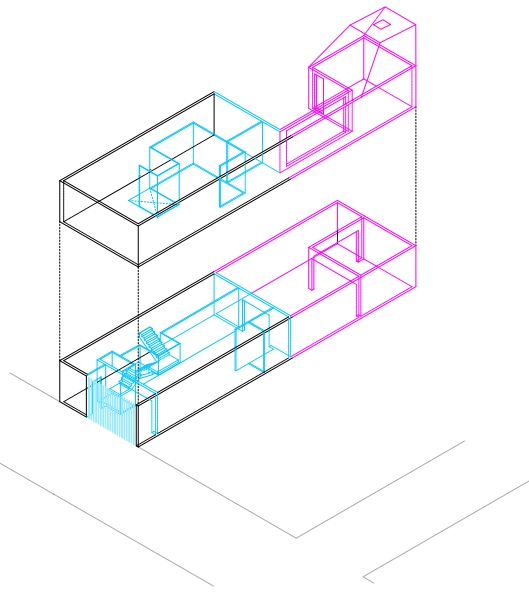
GARAGE
(ADU)



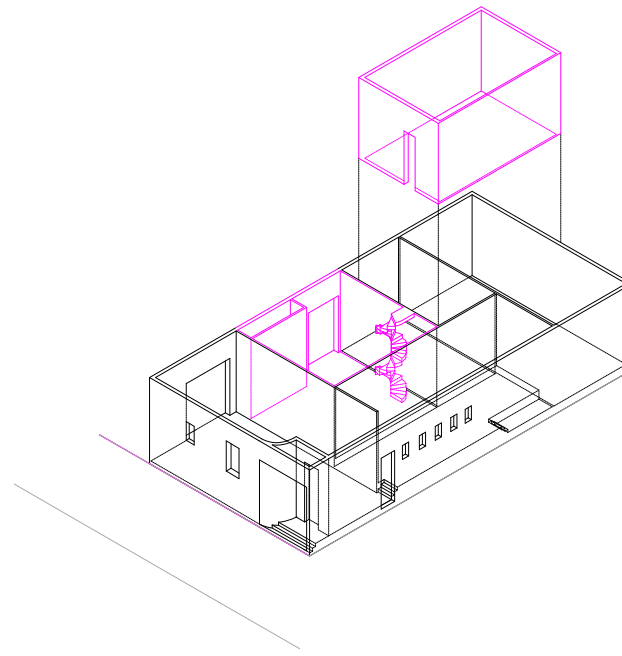
ALLEY
HOUSE
(POP UP)



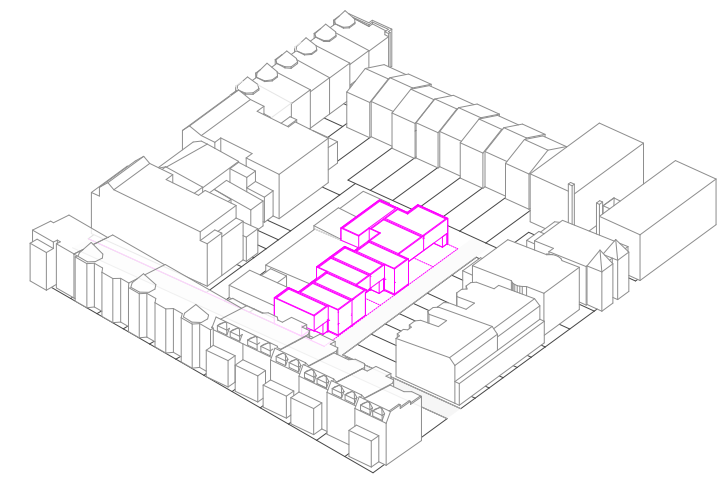
MEWS
(LIVE-WORK)



WAREHOUSE
(CONVERSION)



CLEARED LOT
(MULTI FAMILY)



THE GARAGE (ADU)

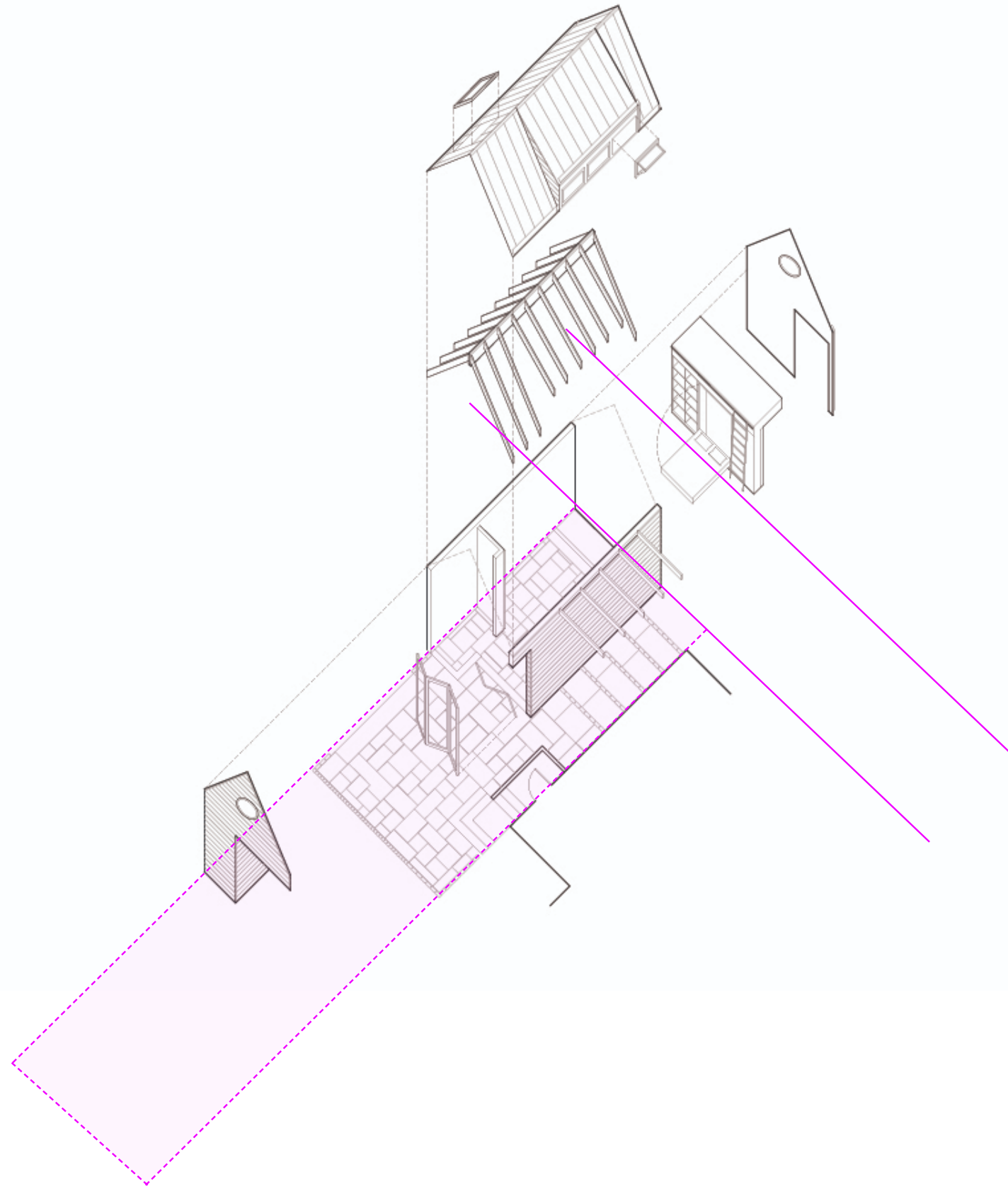
ALLEY BETWEEN K & L STREET AT NORTH CAPITOL , 1935



GARAGES FACING EACHING OTHER ACROSS AN ALLEY, 1936



THE GARAGE (ADU) TODAY



THE GARAGE (ADU) TODAY



THE GARAGE (ADU) TODAY



THE GARAGE (ADU) TODAY

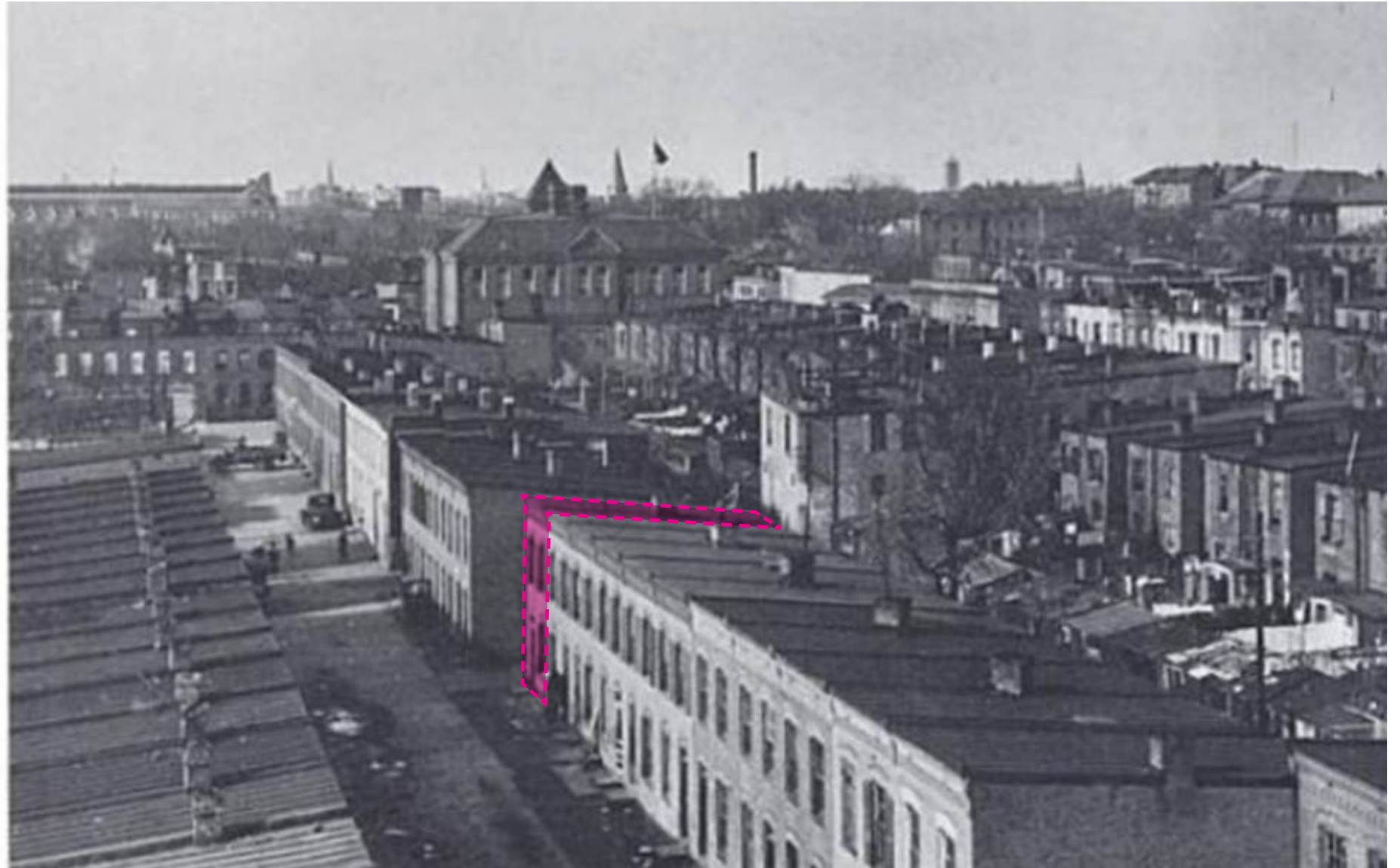


THE ALLEY HOUSE (POP UP)

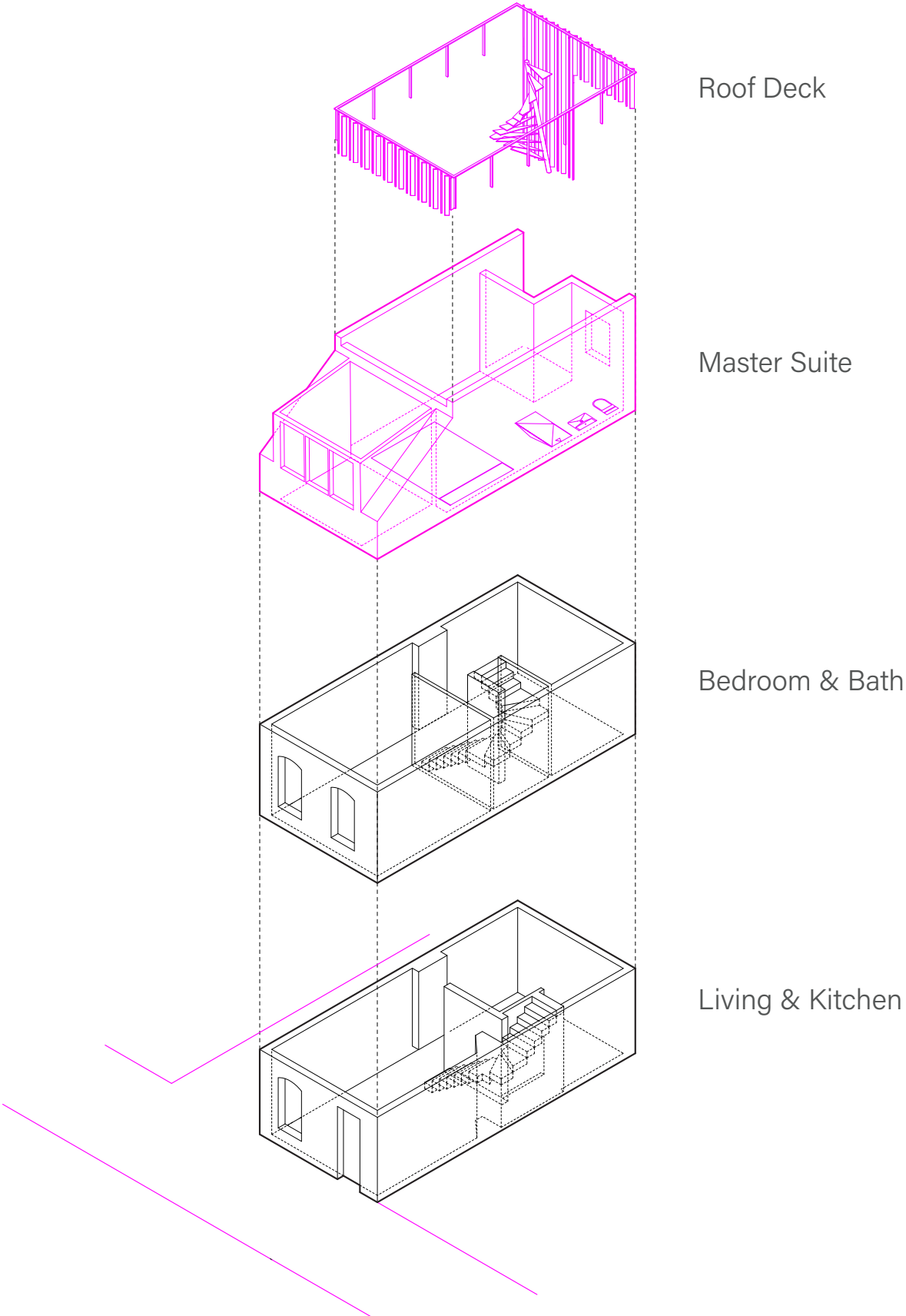
SITE PLAN



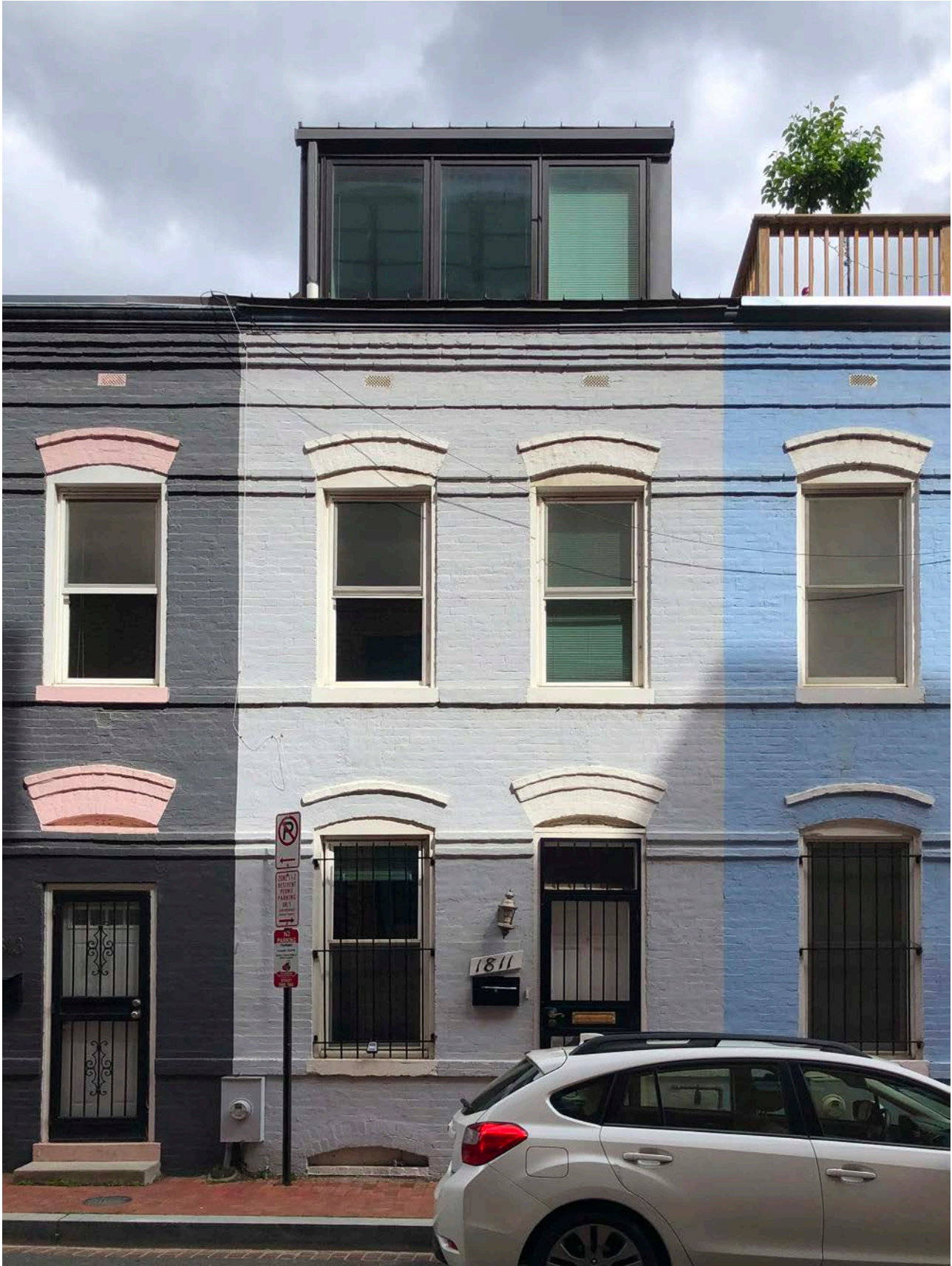
ALLEY HOUSING IN LOGAN CIRCLE, 1935



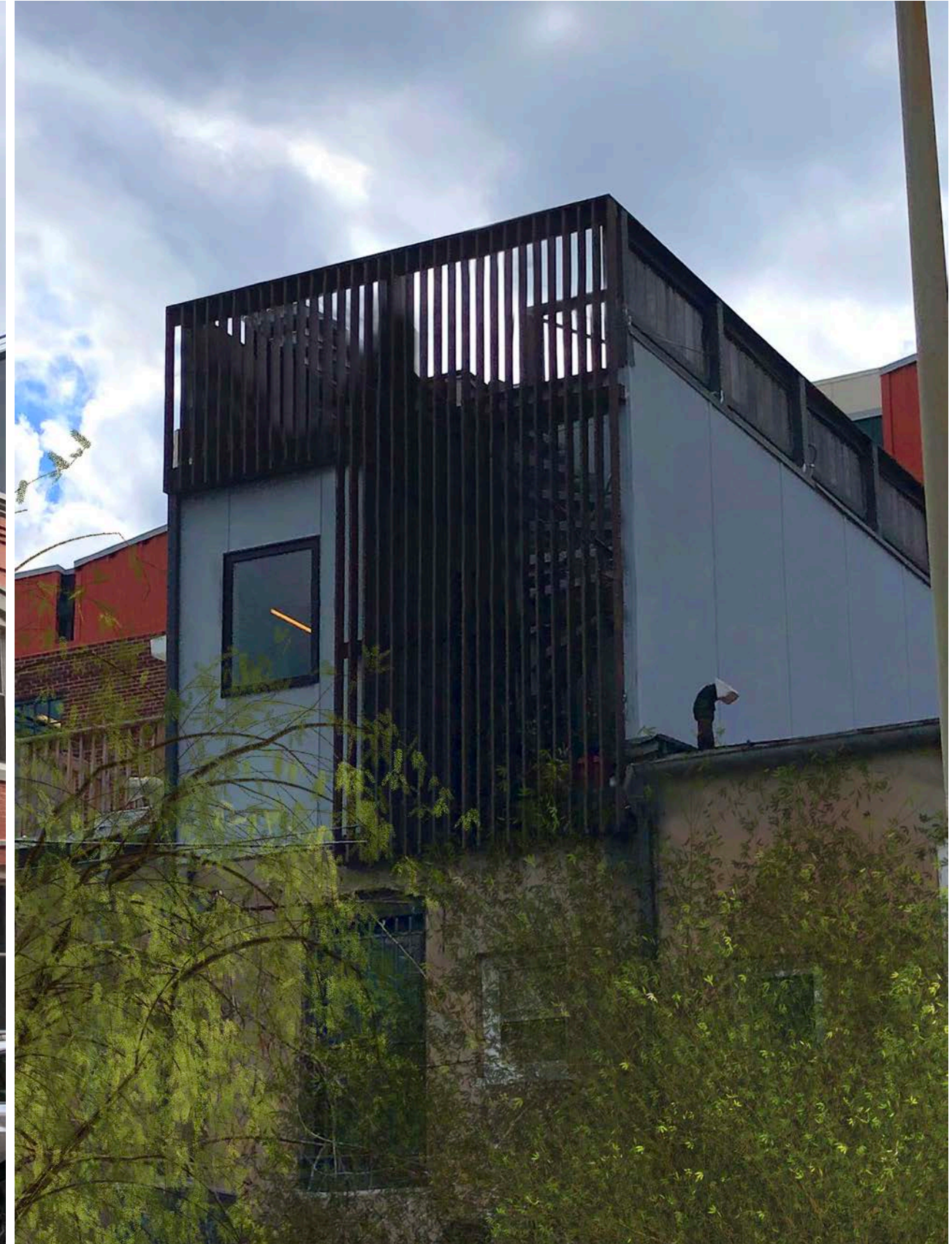
THE ALLEY HOUSE (POP UP) TODAY



THE ALLEY HOUSE (POP UP) TODAY

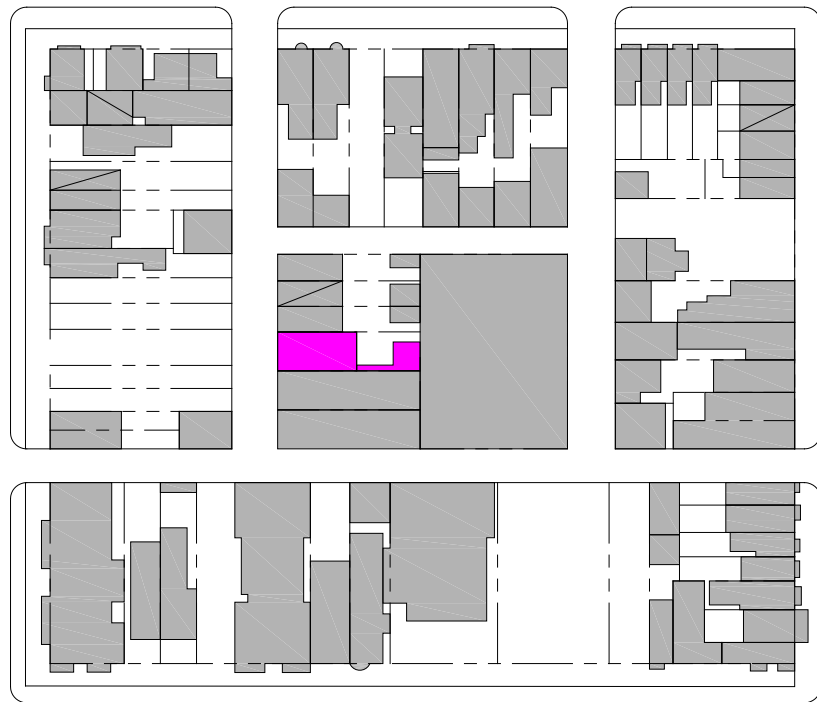


THE ALLEY HOUSE (POP UP) TODAY



THE MEWS (LIVE-WORK)

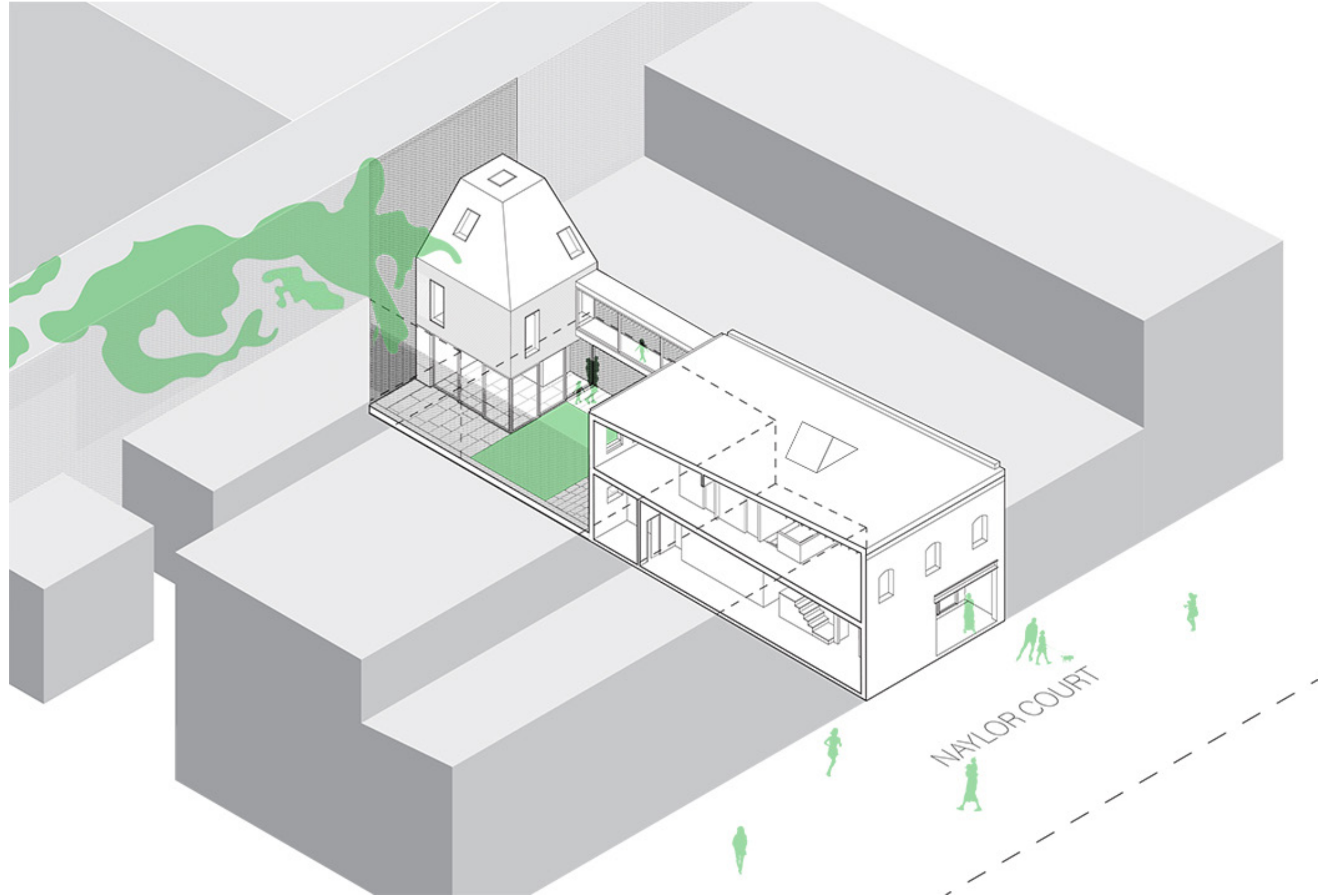
SITE PLAN



COMMERCIAL STABLES, BUILT 1885



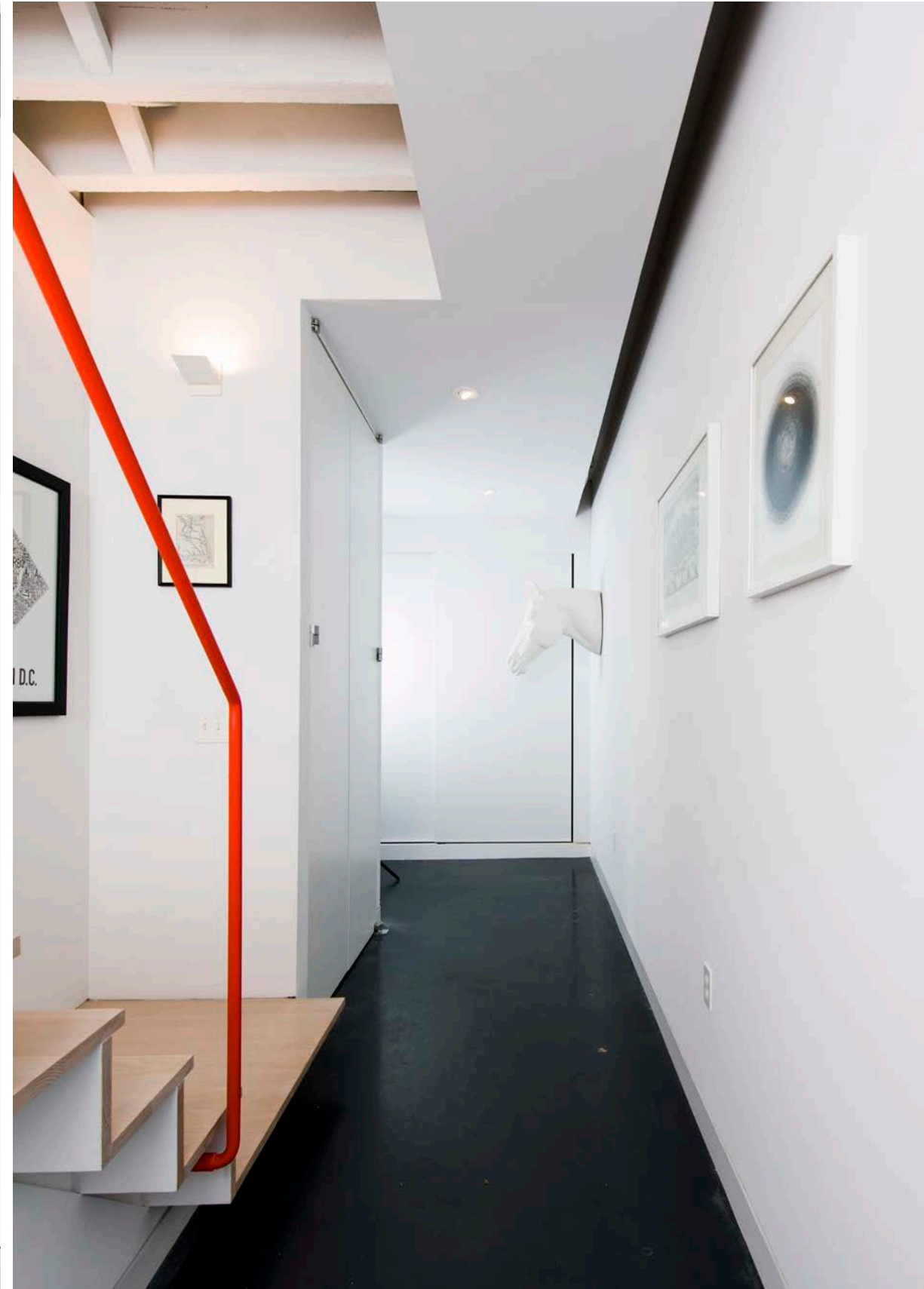
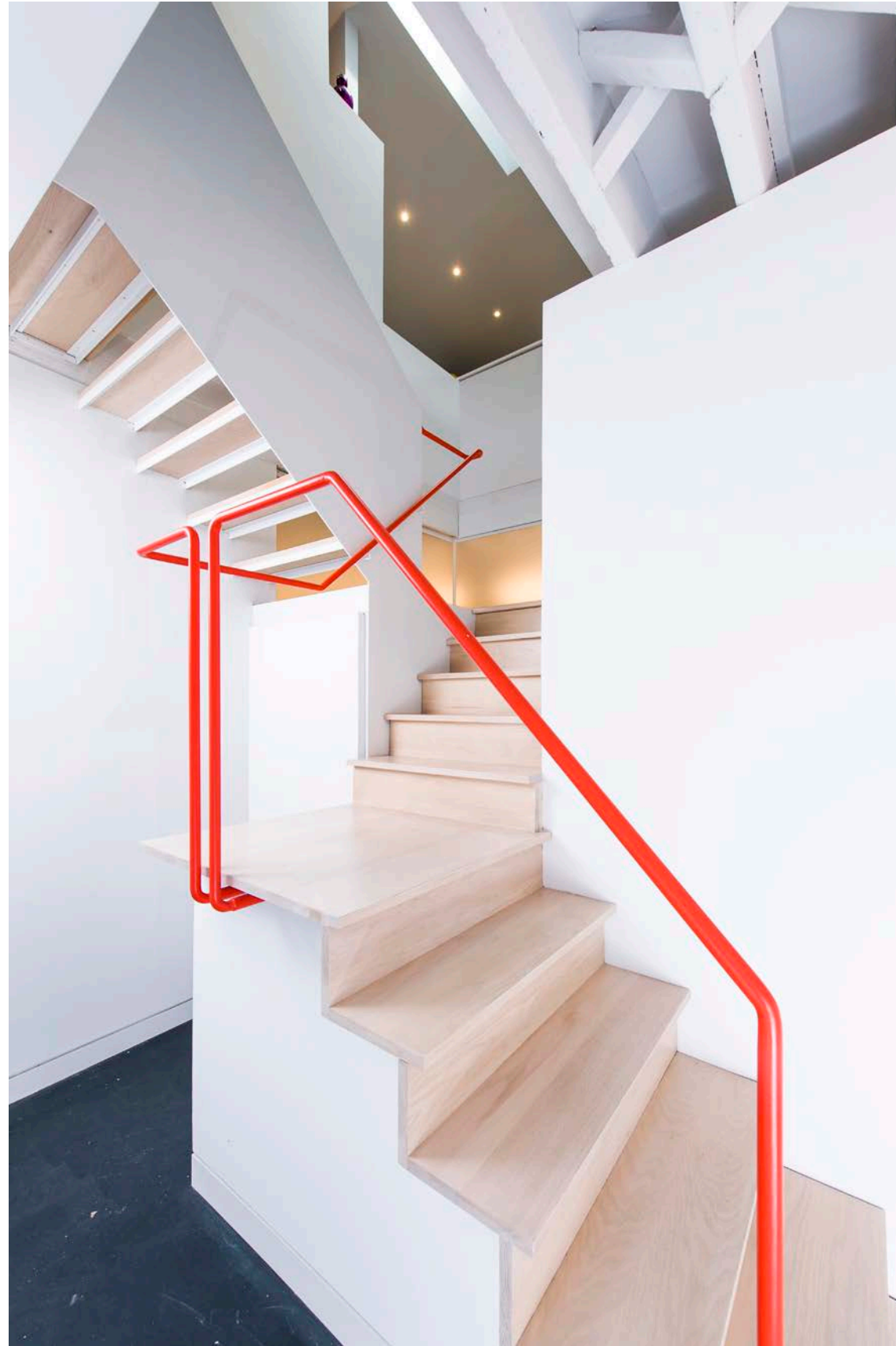
THE MEWS (LIVE-WORK) TODAY



THE MEWS (LIVE-WORK) TODAY



THE MEWS (LIVE-WORK) TODAY



THE MEWS (LIVE-WORK) TODAY



THE MEWS (LIVE-WORK) TODAY



THE WAREHOUSE (CONVERSION)

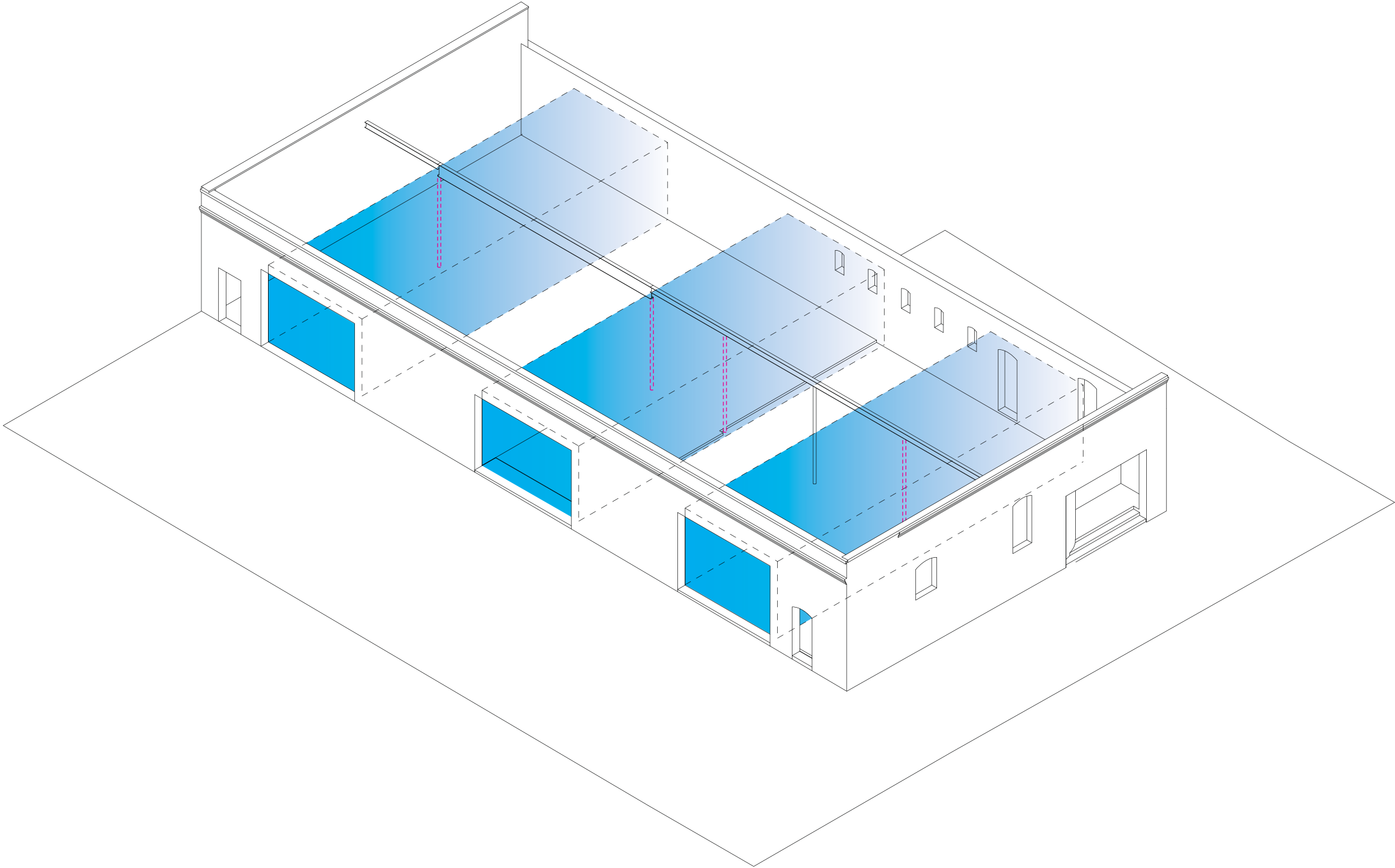
SITE PLAN



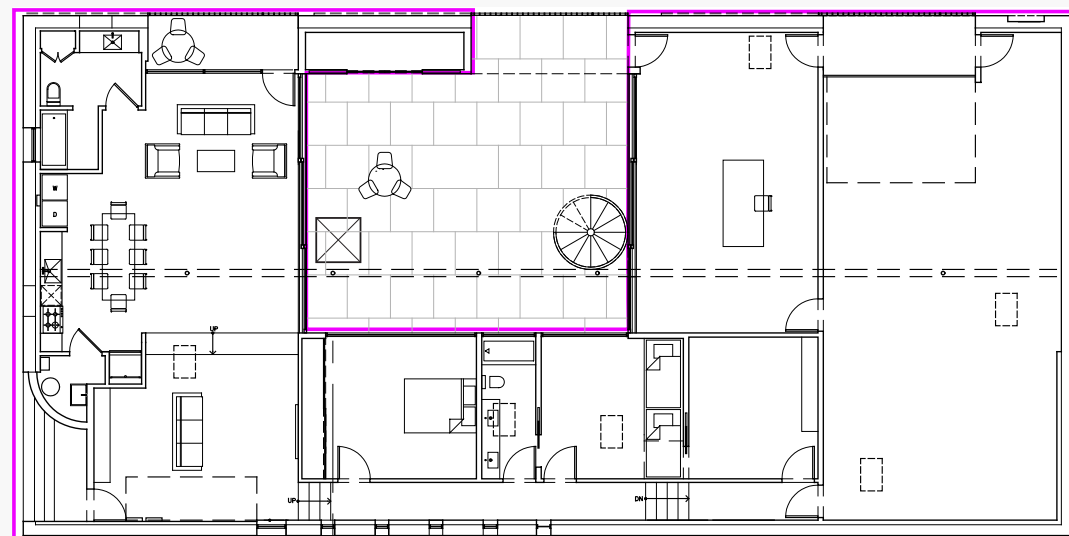
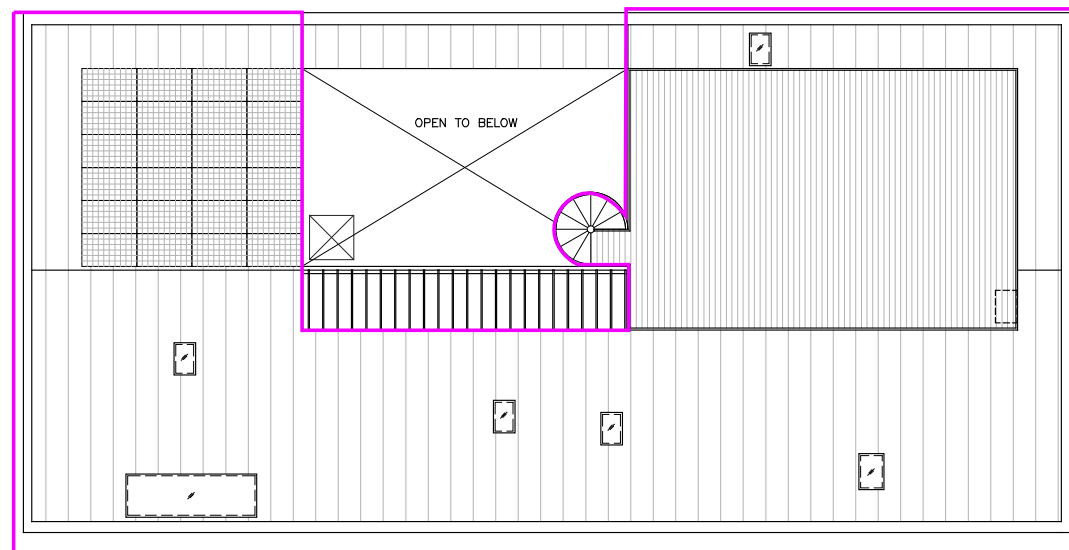
3-BAY DAIRY WAREHOUSE, BUILT 1925



THE WAREHOUSE (CONVERSION) TODAY



THE WAREHOUSE (CONVERSION) TODAY



THE WAREHOUSE (CONVERSION) TODAY



THE WAREHOUSE (CONVERSION) TODAY



THE WAREHOUSE (CONVERSION) TODAY



LOUVERED PIVOT DOORS
AT THE RESIDENTIAL ENTRY
PROVIDE OPTIONS FOR
PRIVACY & ENGAGEMENT
WITH THE URBAN CONTEXT

THE WAREHOUSE (CONVERSION) TODAY



LOUVERED PIVOT DOORS
AT THE RESIDENTIAL ENTRY
PROVIDE OPTIONS FOR
PRIVACY & ENGAGEMENT
WITH THE URBAN CONTEXT

THE WAREHOUSE (CONVERSION) TODAY



LOUVERED PIVOT DOORS
AT THE RESIDENTIAL ENTRY
PROVIDE OPTIONS FOR
PRIVACY & ENGAGEMENT
WITH THE URBAN CONTEXT

THE WAREHOUSE (CONVERSION) TODAY



LOUVERED PIVOT DOORS
AT THE RESIDENTIAL ENTRY
PROVIDE OPTIONS FOR
PRIVACY & ENGAGEMENT
WITH THE URBAN CONTEXT

THE CLEARED LOT (MULTIFAMILY)

SITE PLAN

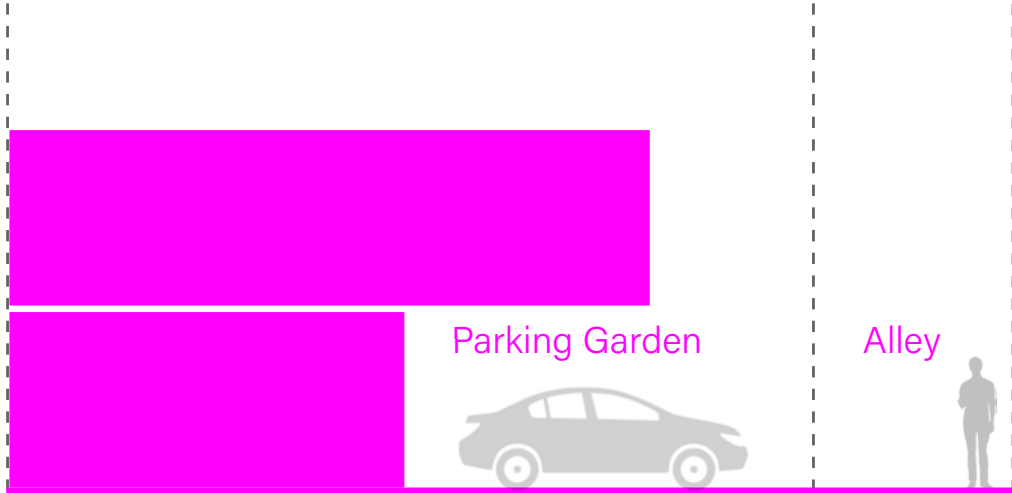


CONSOLIDATED ALLEY LOT CONTAINING MULTIPLE RECORD LOTS



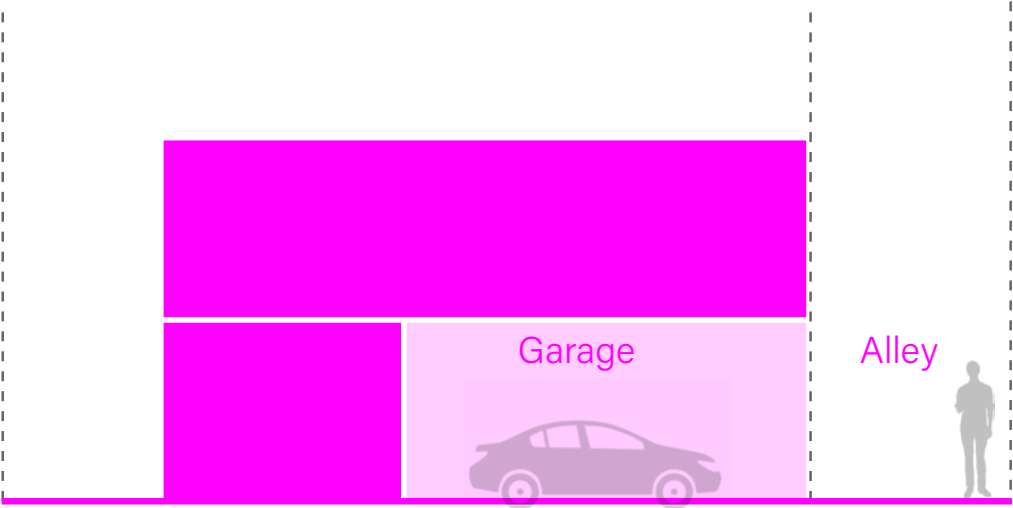
THE CLEARED LOT (MULTIFAMILY) TODAY

CARPORT/GARDEN



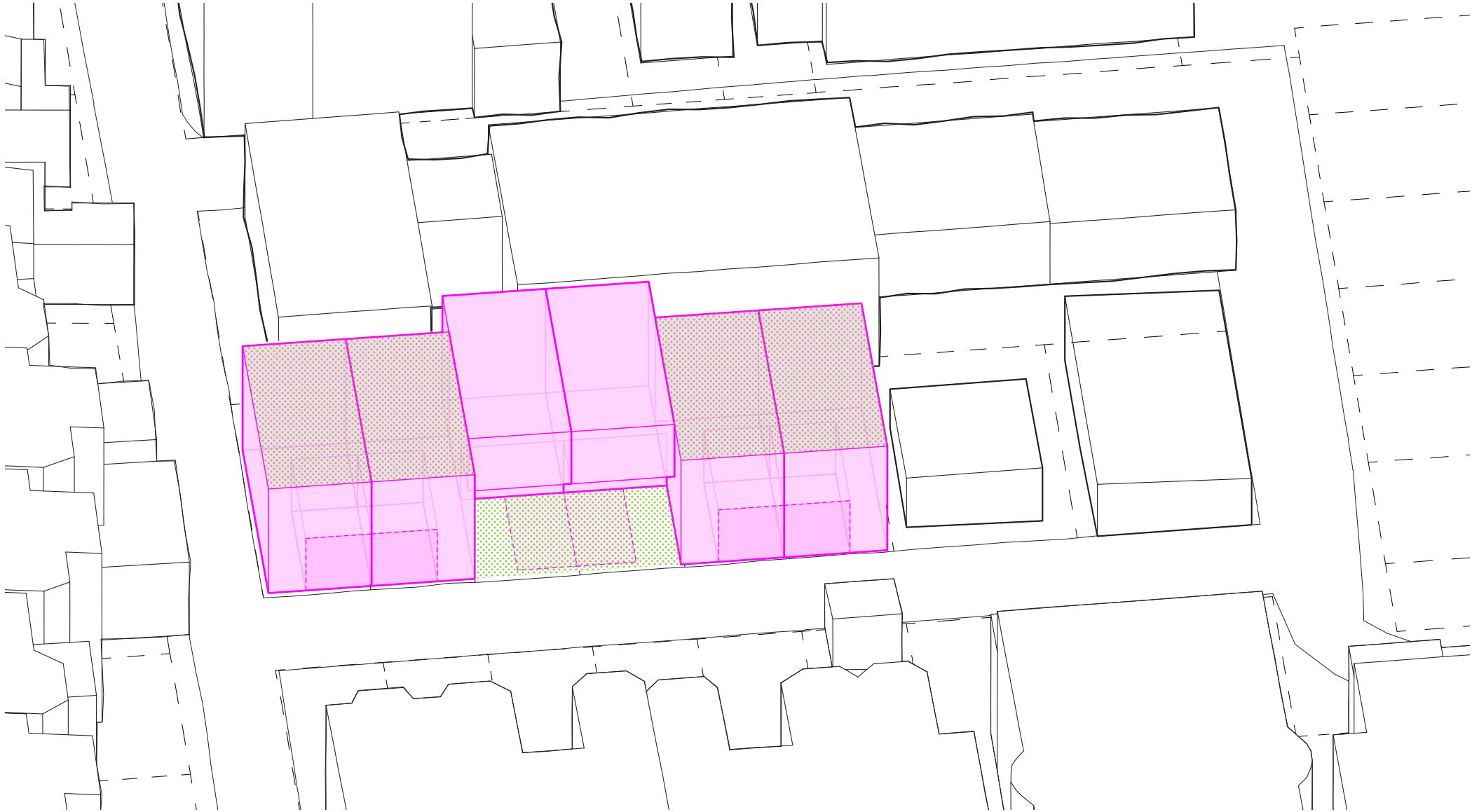
Section Diagram

GARAGE/STUDIO



Section Diagram

THE CLEARED LOT (MULTIFAMILY) TODAY



THE CLEARED LOT (MULTIFAMILY) TODAY



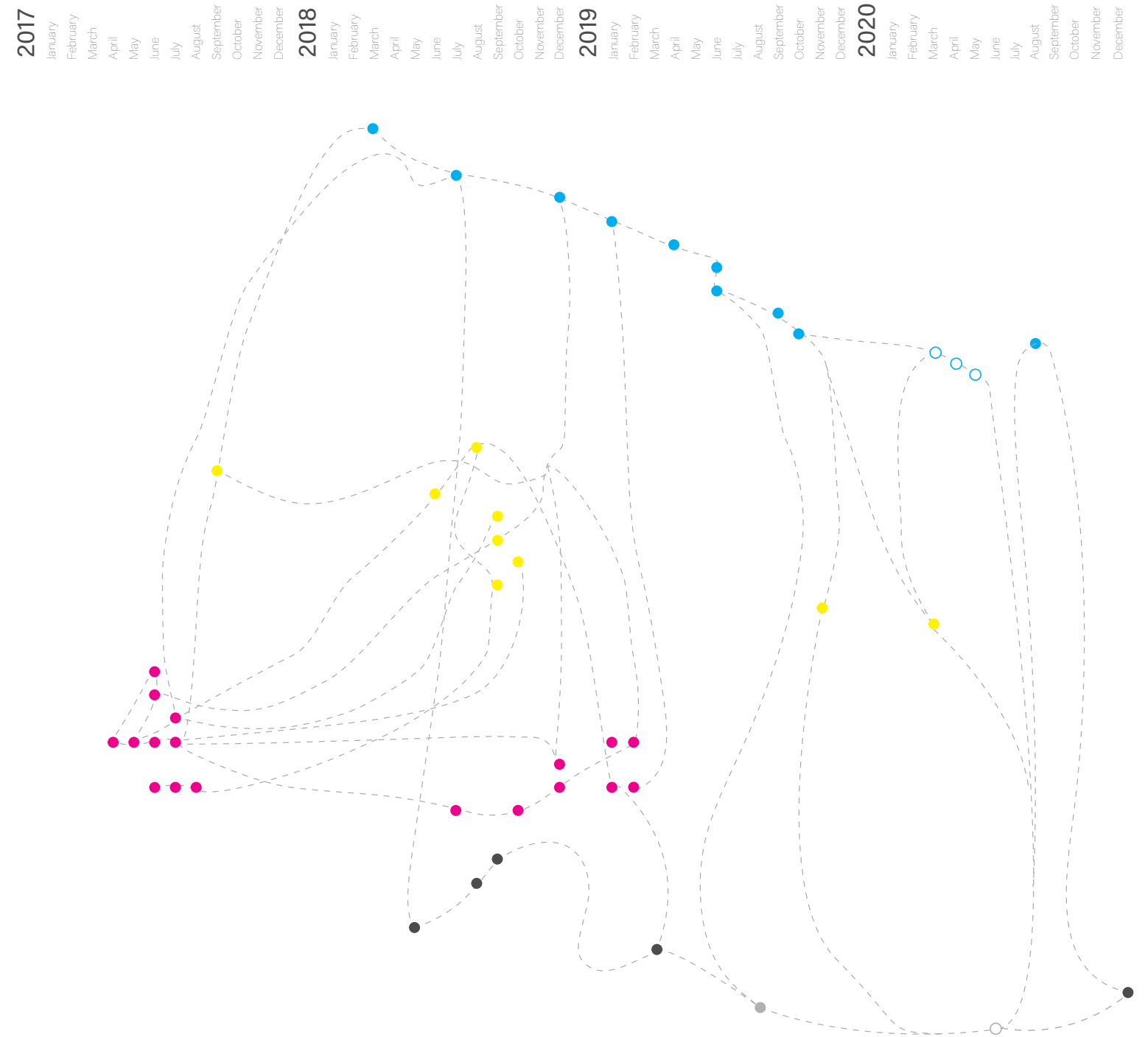
THE CLEARED LOT (MULTIFAMILY) TODAY



WHAT IS THE WASHINGTON ALLEY PROJECT?

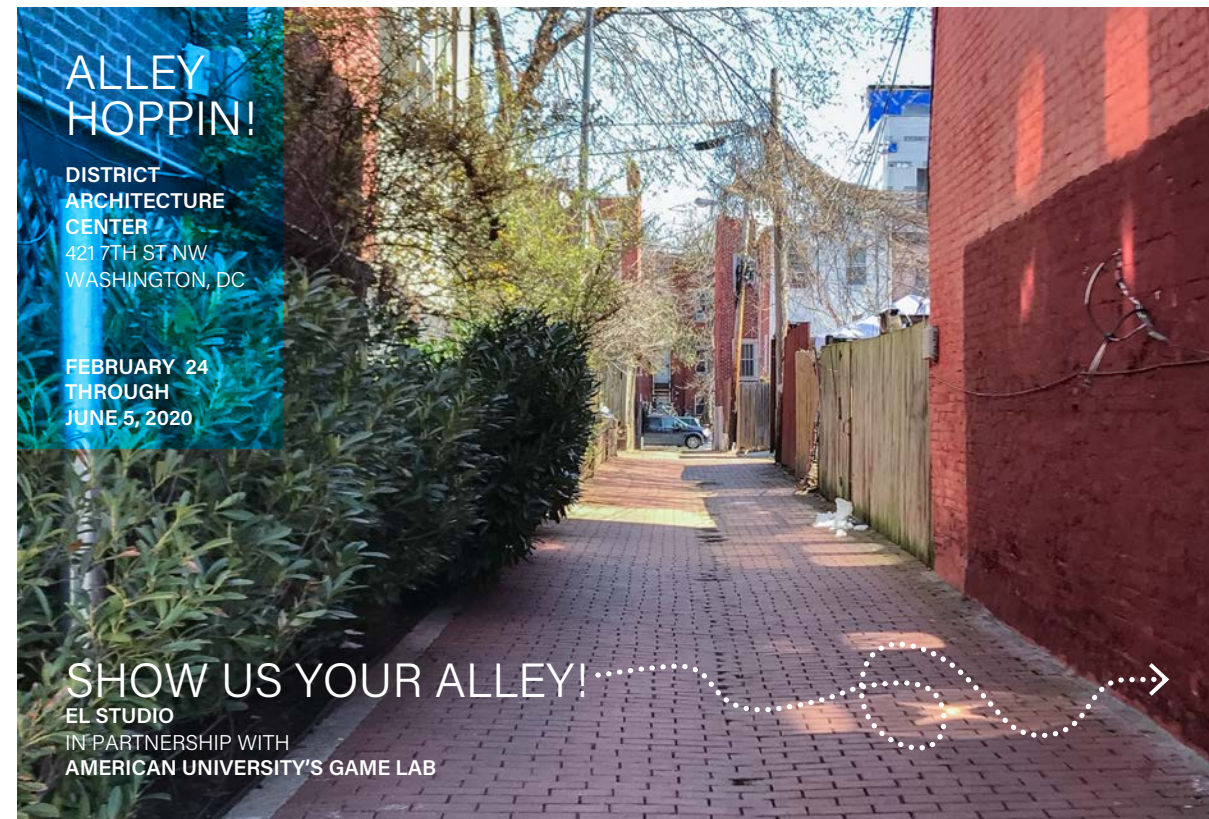
AN ONGOING RESEARCH,
PUBLIC SPACE ADVOCACY,
AND DESIGN INITIATIVE

RESEARCH
OUTREACH
ADVOCACY



ALLEYS TOMORROW





SEE SOMETHING INTERESTING IN YOUR ALLEY?
GOOD, BAD, OR UGLY

1. **PHOTOGRAPH** YOUR ALLEY
2. **SCAN THIS QR CODE** & **SEND** YOUR PHOTO TO THE PHONE NUMBER THAT POPS UP
OR TEXT THE PHOTO DIRECTLY TO 202.301.3183
3. AND **RESPOND** TO A COUPLE QUESTIONS



THAT'S IT!

WHEN YOU'RE FINISHED YOUR PHOTO WILL BE PRINTED AND
POSTED AT THE DISTRICT ARCHITECTURE CENTER.

COME BACK TO SEE HOW THE RESPONSES HAVE GROWN!
DISTRICT ARCHITECTURE CENTER
421 7TH ST NW
WASHINGTON, DC 20004

more instructions: bit.ly/showusyouralleydc #showusyouralleydc @washingtonalleyproject washingtonalleyproject.com

ALLEYS TOMORROW

WHAT IS EL STUDIO?

WE ARE AN ARCHITECTURE STUDIO

...ON AN ALLEY!

