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press release
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A multifamily building structured by mass, light, and public spaces in Washington, DC. – Navy Yard Urby

Architecture and interior design by Concrete Amsterdam



Navy Yard Urby, is one of nine Urby locations across the United States, that Concrete Amsterdam has designed since inception in 2010. Combining bold architecture with a vibrant community life, this thoughtful design results in a dynamic new destination where reimagined urban living meets a sense of well-being and retreat. The thirteen-story residential building surrounds a green courtyard, with lively retail and cafés at street level and stunning city and river views from the higher floors. Located in Washington, DC's Navy Yard district next to Nationals Baseball Park and close to the Anacostia River, the project combines high-density urban housing with a strong sense of community and modern, high-quality living within a rapidly developing context.

Urby redefines multifamily living by creating a residential environment that balances urban energy with social connection, abundant daylight and greenery on a human scale. At Navy Yard Urby, this vision comes to life through the building's design as a full city block connected to all surrounding streets. The orientation and massing open up towards the south and west,

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a deliberate effort to maximize daylight and air into the central courtyard and lower-level apartments. This configuration also establishes a visual connection to the riverfront, Frederick Douglass Memorial Bridge, and the ballpark.

From the outside in, the building is designed to respond directly to its context. Rather than appearing as a single mass, each street-facing façade is uniquely articulated, offering a variety of experiences that change depending on the approach. The design of Navy Yard Urby begins at the ground level, where a series of smaller forms along the four streets creates a human scale and accommodates a range of functions, including retail, an intimate residential lobby, the Urby café, and a co-working salon designed by Shawn Hausmann Design.

Select retail spaces further activate the site by providing access and a connection to the central courtyard, which serves both as an anchor and a passage: a space that invites the city in rather than keeping it out. Accessible from two main entrances; one located at N Street SE and the other on 1st Street SE, it creates an informal route from the stadium to the subway. With regenerative landscaping, a biophilic pond, plenty of shaded seating and green planted walls, it feels as a Mediterranean piazza that offers a quiet counterbalance to the high energy of the neighborhood.

"For Urby in general, it is all about balancing urban scale with human experience. By shaping the massing around a central courtyard and articulating each street-facing facade individually, we created a building that not only responds to its diverse surroundings, but also celebrates its context, bridging the monumental presence of the stadium with the human-scaled urban rhythm of the Navy Yard." - Erikjan Vermeulen, partner at Concrete Amsterdam.

Above the ground floor, a four-story sculptural brick city block touches the ground on a few key locations and in response to the pedestrian scale established by the streetscape design. On the courtyard side, the apartments have a good visual connection to the garden below through large windows and Juliette balconies.

As the building rises, it's volume steps back toward the southwest, carving out terraces and drawing in natural light. On the sixth floor, the form opens to create an expansive communal outdoor space for residents. It features a landscaped garden, designed by Bureau Bas Smets, with barbecues and an outdoor pool deck, both with views of the stadium and the river and excellent sun exposure. A freestanding gym pavilion in a contrasting material and color adds visual interest and the illuminated rooftop of it highlights the vibrant life within the building. The sixth floor also includes an indoor garden room and a speakeasy that can be used as an event space. This layered design makes space for shared, social experiences throughout the building.

The upper part of the building consists of a continuation of the brick base at the north/east corner, anchoring the structure visually within its urban context. Flanking this brick volume are two lighter toned metal-clad wings, each featuring private balconies facing west and south. By carrying the brick upward at the north/east corner, the design emphasizes the weight and presence of the building on the more urban side of the site. The metal wings are deliberately set back from the brick base, creating a sense of relief and allowing the façade to breathe. Along Yard's Place, the massing steps down two stories in response to the narrower street, giving the building a thoughtful, human-scaled transition. At the top, a collection of penthouse apartments opens onto expansive outdoor terraces, offering sweeping views across the city and making the most of the building's elevated position.

Visually, the building is shaped by contrast. At street level, a sculptural brick base gives it a strong, grounded presence, echoing the industrial character of the Navy Yard. Above, the architecture lightens with clean lines and modern detailing, giving the upper levels a more open, contemporary feel. Together, these layers create a full city block that feels both substantial and welcoming, rooted in its neighborhood and designed for the future of urban living.

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Notes to editors

About Concrete Amsterdam:
Concrete is a multidisciplinary interior and architecture studio based in a canal house in the middle of the red-light district in Amsterdam. Since 1997 Concrete develops innovative concepts that transcend traditional boundaries. Whether it's in architecture, interior design, urban design, branding and conceptual programming, our diverse talents converge to create unique and impactful solutions. Fundamentally, Concrete places people above buildings, recognizing that the essence of design lies in its human connection. We firmly believe that form should follow life, shaping environments that seamlessly integrate with the ways people live and interact. This human-centered approach also forms the foundation of our collaboration with Urby. Since its inception in 2010, Concrete has been working with Urby, taking responsibility for its architecture and the majority of its interior designs.
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About Urby
Founded by David Barry with the intention to pioneer the future of multifamily living, Urby creates built environments with vitality, soul, and a distinct point of view. With experience developing numerous residential and hotel properties, such as the Standard East Village, Chiltern Firehouse in London, and W Hotel in Hoboken, David has made Urby into one of the fastest growing real estate platforms in the United States. Since opening in 2016, Urby operates properties in New York City, Jersey City, Harrison, Stamford, Newark, Dallas, Fishtown, Navy Yards, and Journal Square. Future Urby's in Hoboken and Wynwood developments are underway.

Since 2010 Urby and Concrete started to collaborate to re-think multifamily living in urban areas. In the past decades, urban life has changed beyond recognition. As a result of shifting values and new technological possibilities, our lives today revolve more around experience than possession. Thanks to technology, we can turn any public space into a mobile office, drive cars without owning them and connect to everyone and everything at any time. Residential development, however, is struggling to keep up with the changing demands of the modern city dweller. As rents go up and value for money falls behind, the urban rental offer is rapidly losing its appeal to young professionals and the middle class.

That's where Urby comes in. Built from the ground up with the needs of contemporary urban citizens in mind, Urby is a unique residential concept that offers a truly connected living experience. Urby stands for thoughtful design, a unique approach to shared spaces, and a strong sense of community. The apartments – available in S, M and L – are efficiently designed, resulting in rent premiums. At the same time, they feel larger and more spacious thanks to the clever use of the available square footage and natural lighting throughout. Sliding doors between rooms further increase the sense of space, whilst large windows let in abundant daylight and offer panoramic views. With plenty of built-in storage space, lighting, a fully equipped kitchen and bathroom, Urby apartments re-frame the notion of apartment living.

Urby buildings have been designed to create natural opportunities for neighbors to meet and interact. Every building is next to a café that gives anyone walking through the door an instant feeling of coming home. Once inside, all areas are seamlessly connected. The numerous communal resident spaces include a café, a gym, gardens, a pool and potentially even an urban farm. The communal spaces are actively programmed and can include anything from an in-residence chef who cooks several days a week and offers cooking lessons in the communal kitchen, to an in-house artist who hosts creative workshops or a musician who provides music lessons to the residents. The communal spaces are actively programmed: events and programs are created in collaboration with local people or small businesses. It all depends on the local needs and demographics of the residents**.** The goal is to foster interaction between the residents and between residents and the neighborhood.

Being a residential concept for the connected age, Urby has a digital side as well. But one that always serves the analogue purpose of interacting with other residents in real life. Via the Urby app called COBU, residents can access the program of the communal activities, enjoy keyless entry via the Latch app to their apartments, and use the smart mail and package

systems and a variety of local services. Other amenities include communal bicycles and filtered water stations that serve as natural meeting points and promote the use of tap water over bottled water. The architectural design of the properties reflects the playful and organic nature of the Urby brand, focusing on openness, space and connection resulting in an expressive and progressive architecture. Ever-evolving, thoughtfully tailored to each neighborhood, and adaptable to the shifts of modern urban life, Urby is a real estate concept designed for change—not set in stone.
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Credits Navy Yard Urby

project Information:

project:	Urby Navy Yard, DC
client:	Urby LLC, Hoboken, NJ, USA
architecture & interiors:	Concrete Amsterdam
office address:	Oudezijds Achterburgwal 78a 1012 DR Amsterdam, The Netherlands (NL)
telephone:	+31 (0)20 5200200
e-mail:	info@concreteamsterdam.nl
website:	www.concreteamsterdam.nl

project location:

address:	1331 Yards Place SE, Washington, DC, 20003
website:	www.urby.com/location/washington-dc
start design:	May 2019
opening:	Summer 2025

project facts:

building type:	Multifamily residential with retail
height:	13 stories
total apartments:	467 (96x studio (s), 296x 1-bedroom (m), 67x 2-bedroom (l), 8x 3-bedroom (xl)
total gross sq ft:	493,641 sf (45,860 sqm), including basements - Café and kitchen: 3,565 sf (330 sqm) - Co-work salon: 715 sf (66 sqm) - Resident's gym: 4,400 sf (410 sqm) - Retail spaces: 20,870 sf (1,940 sqm) - Communal garden with pool & BBQ stations: 12,115 sf (1,125 sqm) - Parking basement (243 parking places): 104,860 sf (9740 sqm)

design:

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architecture & interior design:	Concrete Amsterdam, NL
project team concrete:	Erikjan Vermeulen, Nick Vullings, Juliana Cintra do Prado Mul, Angela Solis Jara, Sebastiaan Kaal, Beata Karlsson, Lisa Marie Etzien, Charlotte Middelveld, Andreas Rechsteiner, Vivianne Medeiros, Cindy Wouters, Mark Haenen, Zsofia Muzsnai, Tobias Koch
architect of record:	WDG Architecture, Washington, DC, USA
café & study design:	Shawn Hausman Design LLC, San Francisco, CA, USA, Core Architecture + Design, inc., Washington, DC, USA
parlor design:	Eliane Le Roux, Brussels, Belgium
landscape roof architect:	Bureau Bas Smets, Brussels, Belgium
landscape courtyard architect:	TeMA Urban Landscape Design, Tel Aviv, Israel
executive landscape architect:	Landdesign, Washington, DC, USA
lighting design interiors:	Map Design Studio, Miami Beach, FL, USA
lighting design exteriors:	Sarah Richter Design, Annapolis, MD, USA
civil engineer:	Wiles Mensch Corporation DC, Washington, DC, USA
structural engineer:	Smislova, Kehnemui & Associates, PA (SK&A), Washington, DC, USA
MEP engineer:	EDG2, Inc. Bethesda, MD, USA

contractors:

general contractor:	HITT Contracting, Falls Church, VA, USA
shopfitter communal spaces:	Gaithersburg Architectural Millwork, Warrenton, VA, USA

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