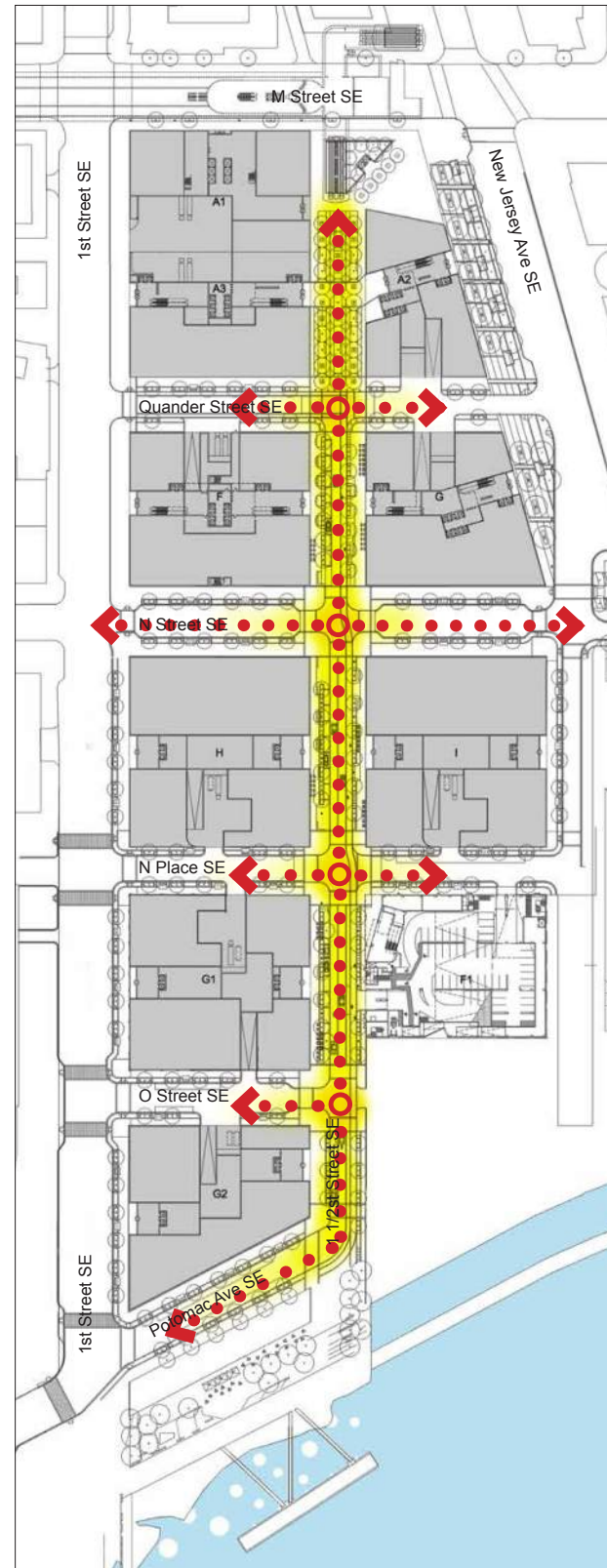


Linkages

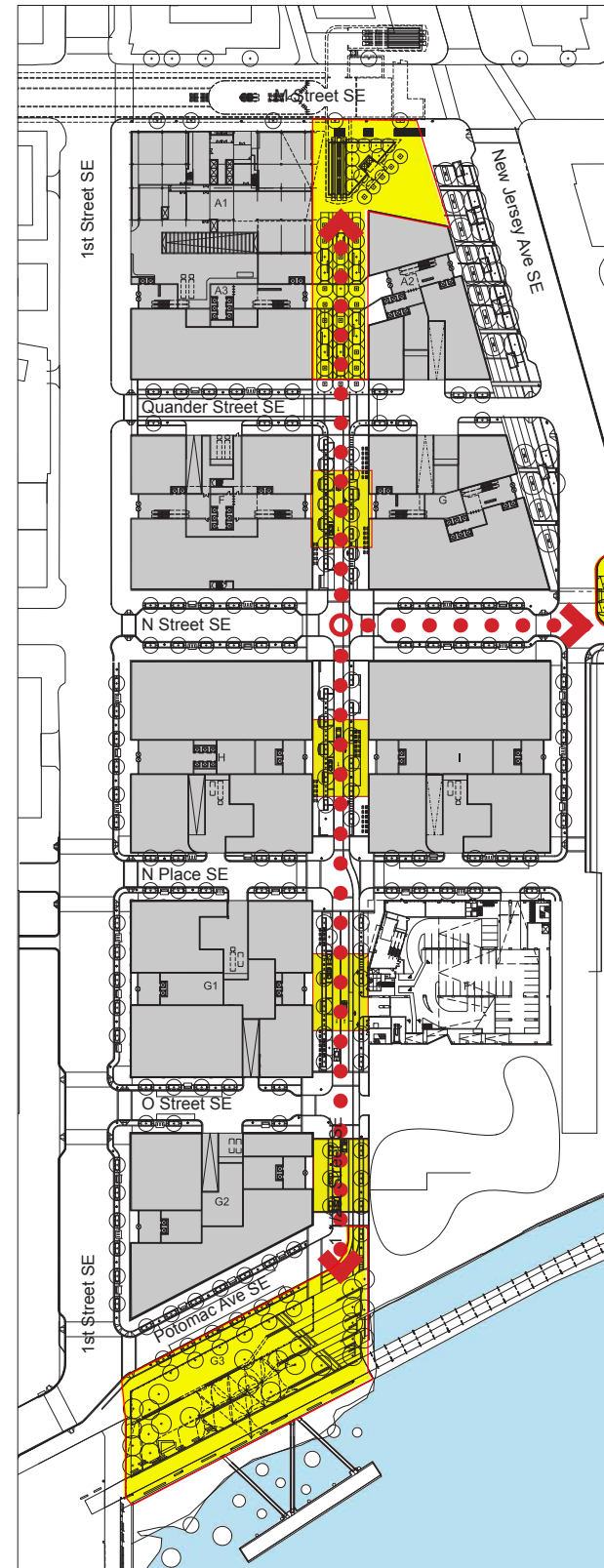
Central Spine

1 ½ St SE is envisaged as a vibrant central spine commencing at the future Metro entrance which will be oriented facing towards the water front. The fully pedestrian space at the northern edge of the site will act as an entry marker to The Yards. The space will be flexible in nature allowing it to act as a platform for office workers during the week, a gathering space in the evening and an open market on the weekends. The central spine will provide entrance access to the office components on parcels A1, A2, A3, F and G and residential buildings at parcels H, I, G1 and G2.

1 ½ St SE will terminate at Diamond Teague Park giving access to the pedestrian boardwalk and the Anacostia Riverwalk Trail. The 1600 foot long private street will be a string of pearls linking the "city" to the "nature" filled with vibrant activity, retail, public open spaces, daylight and views.



Left: Central Spine
Right: Open Spaces



A Linked Series Of Open Spaces

The open spaces within The Yards West will be designed to integrate with the framework established in The Yards. A curbsless ground plane along 1 ½ St SE will be created allowing pedestrians and cars to flow within a single shared surface. The central spine extending from M St SE past Potomac Ave SE will be a mix of hard and soft landscaping designed with the intent to visually and physically link the Metro entrance to the water front.

The open spaces created along the length of 1 ½ St SE will take cues from the language established in Yards Park. The open space design will consist of a mix of scales and space types including; open plazas, street scape spaces for cafes, seating, integration of Tingey Square, important seating nodes at building entrances, bike locking areas, entrance point at the ICON theatre and the tie-in to Diamond Teague Park.

Exhibit from Yards West Master Plan, prepared by:
shalom baranes associates | daab design | MPFP | Paladino | Asadoorian | Gorove-Slade

Public/Private Streets

The Yards West site plays a key role acting as a link between The Yards developments to the east and the developments currently planned north of the Ballpark. Permeability through the site is important to encourage a cohesive "neighborhood to neighborhood" connection. The proposed street hierarchy reflects the desire to bind together the various development sites south of M St SE.

N St SE and N Pl SE are public streets while Quander St SE, O St SE and Potomac Ave SE are private streets. These five streets serve as east west connectors. New Jersey Avenue SE and 1st St SE function as the east and west limits to the site and are public streets. 1 1/2 St SE positioned in the center of the site is a private street. The proposal is to use 1 1/2 St SE as a pedestrian oriented axis connecting M St SE to the water's edge.

- Public street
- Private street

Left: Public/private street diagram
Right : Traffic flow



Slow Down

As stated earlier the opportunity to influence traffic patterns is an important tool in defining pedestrian friendly spaces. In order to achieve this the design team has studied an array of traffic patterns. In the context of providing strong cross connectivity we have concluded that it is best to maintain two way vehicular flow on all east west streets.

In contrast to this, 1 1/2 St SE will be pedestrian only from M St SE to Quander St SE. 1 1/2 St SE will then function as a two way street from Quander St SE to Potomac Ave SE.

Parcels will be accessed for loading and trash removal primarily from the east west feeder streets and building entrances will be along the north south streets.

- Direction of vehicular travel
- Parking *
- Potential parking

*Exhibit from Yards West Master Plan, prepared by others, included for reference only. Refer to Yards West Master Plan for final configuration of parking

Exhibit from Yards West Master Plan, prepared by:
shalom baranes associates | daab design | MPFP | Paladino | Asadoorian | Gorove-Slade

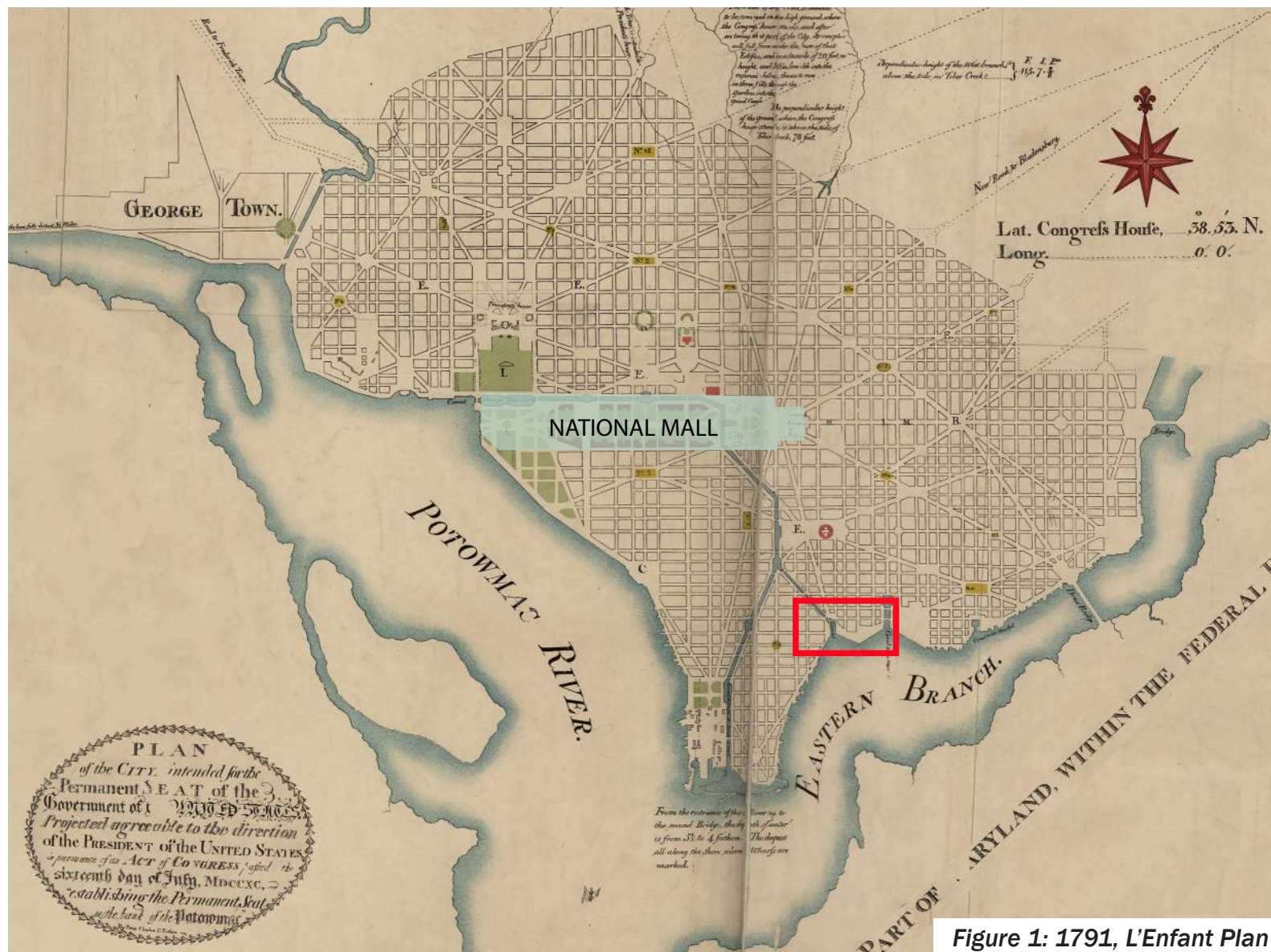


Figure 1: 1791, L'Enfant Plan

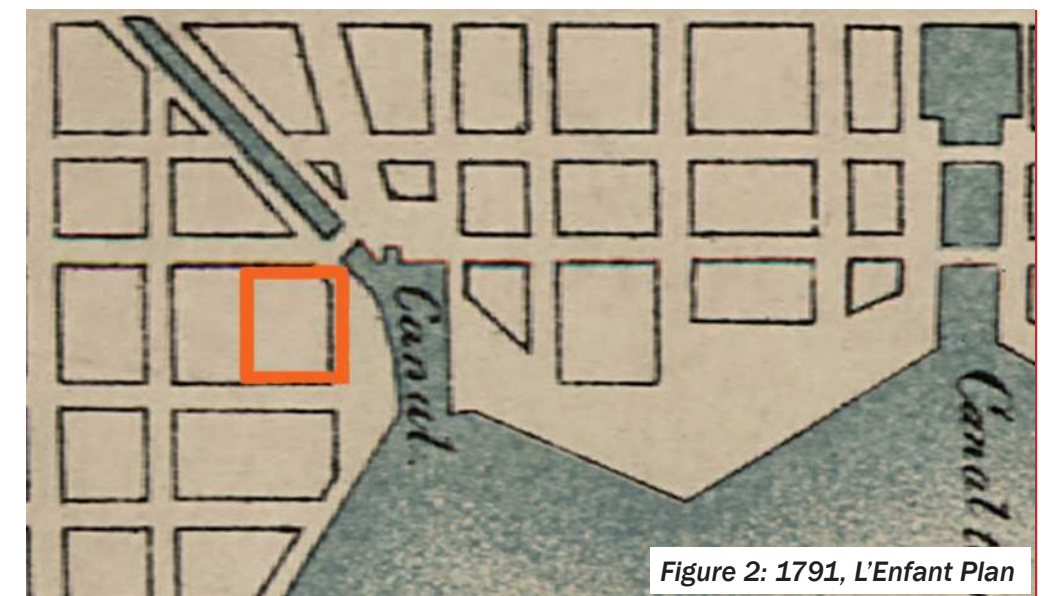


Figure 2: 1791, L'Enfant Plan

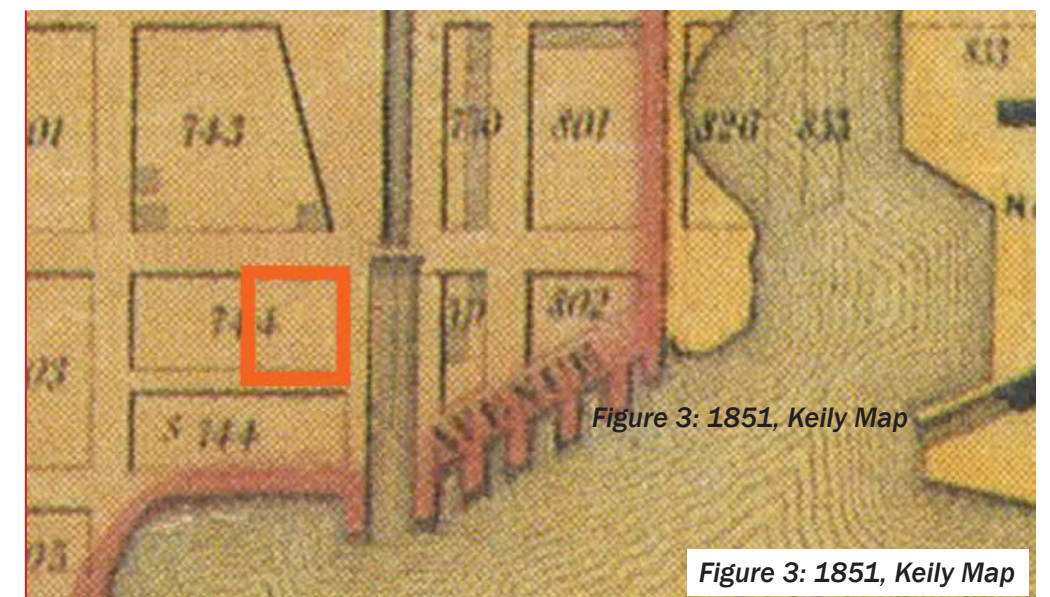


Figure 3: 1851, Kelly Map

Figure 3: 1851, Kelly Map

The L'Enfant Plan of 1791 indicates the proposed development southeast to the National Mall (See Figure 1). It was located adjacent to an inlet of the Eastern Branch of the Anacostia River (See Figure 2). On the 1851 map, the block was identified as a part of Square 744, adjacent to the canal. Square 744 was bound by N Street SE to the north, by the canal to the east, by Mill Place SE to the south, and by First Street to the west (See Figure 3). The canal appears to have been filled by 1903 and became the site of the DC Water Pump Station. Canal Street was established west of the station.

The Parcel I site was created with the adoption of SEFC Master Plan and is bound by N Street SE to the north, by Canal Street to the east, by N Place SE to the south and by 1-1/2 Street to the west. Streets referenced on the L'Enfant Plan are N Street SE and Canal Street; however, neither are listed in the National Register document that protects the L'Enfant Plan (See Figure 4).

The Historic Preservation Design Guidelines for Development of the SEFC (Section 5.6.1), states the Design & Preservation Goals for the Redevelopment Zone are (a) to reintegrate the area into the pattern of the L'Enfant Plan and (b) to enhance the L'Enfant Plan through the establishment of new urban design features. Parcel I is consistent with these requirements.

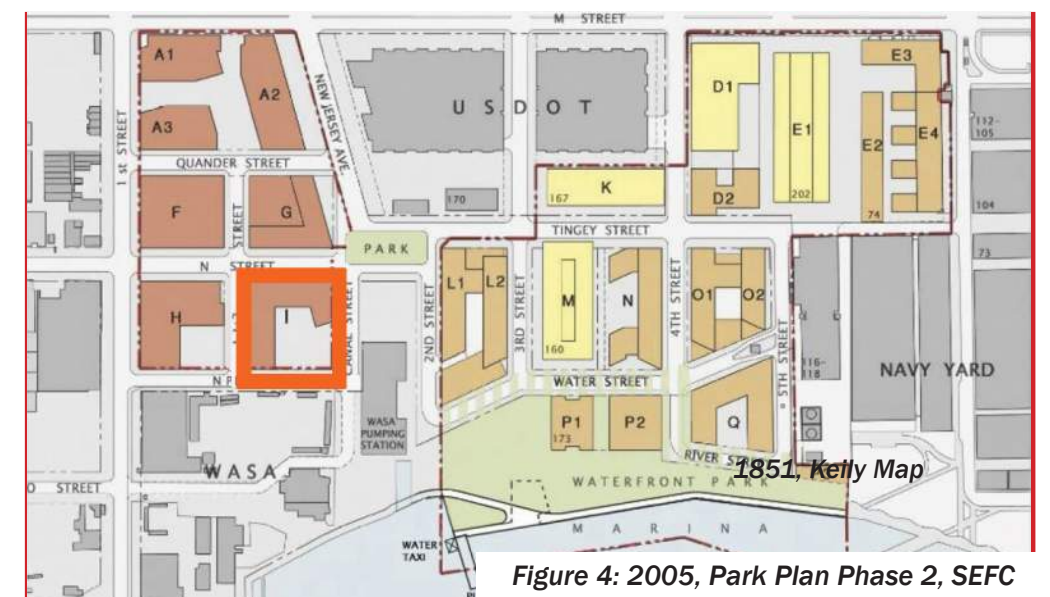
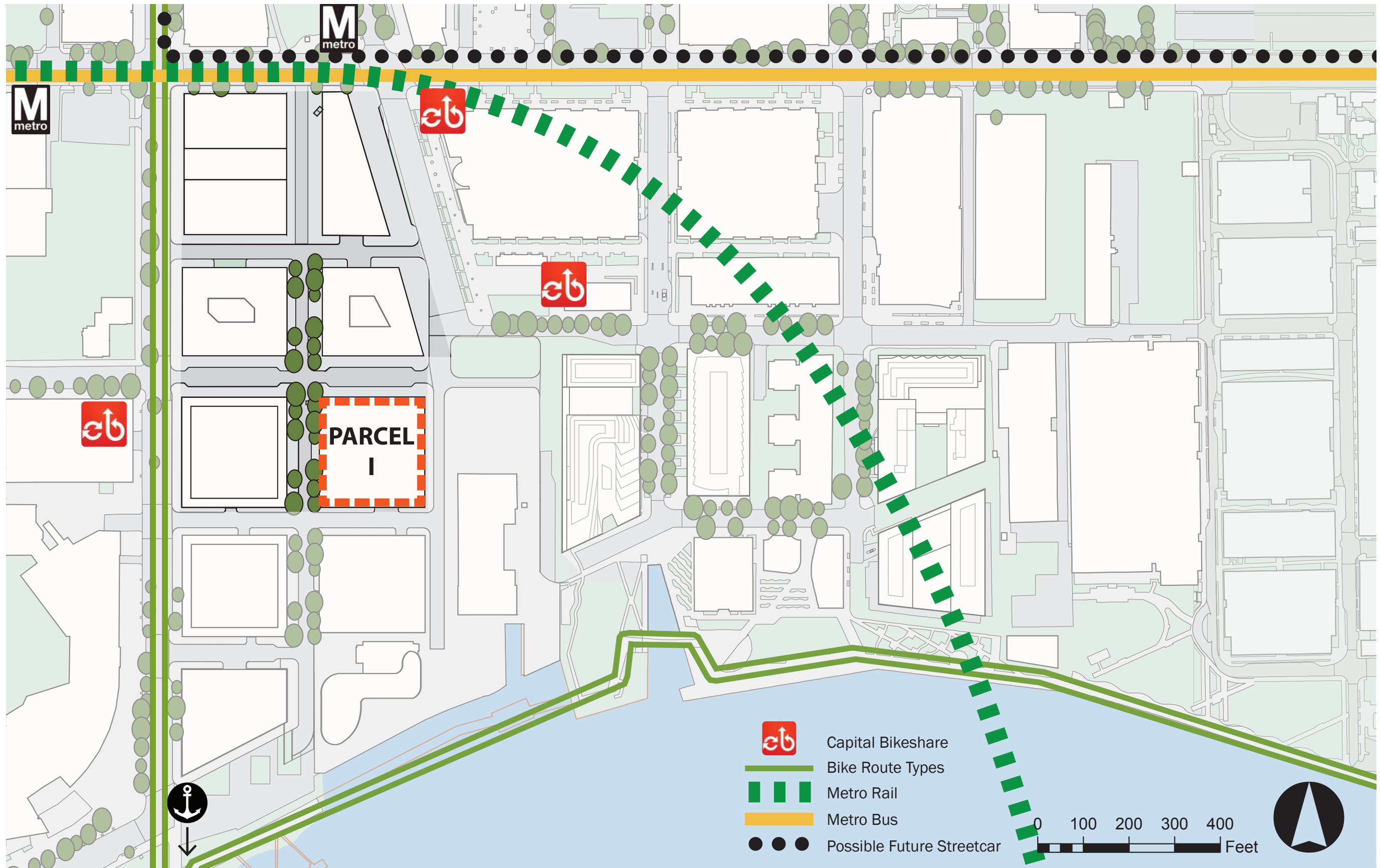


Figure 4: 2005, Park Plan Phase 2, SEFC

L'Enfant Plan Overview

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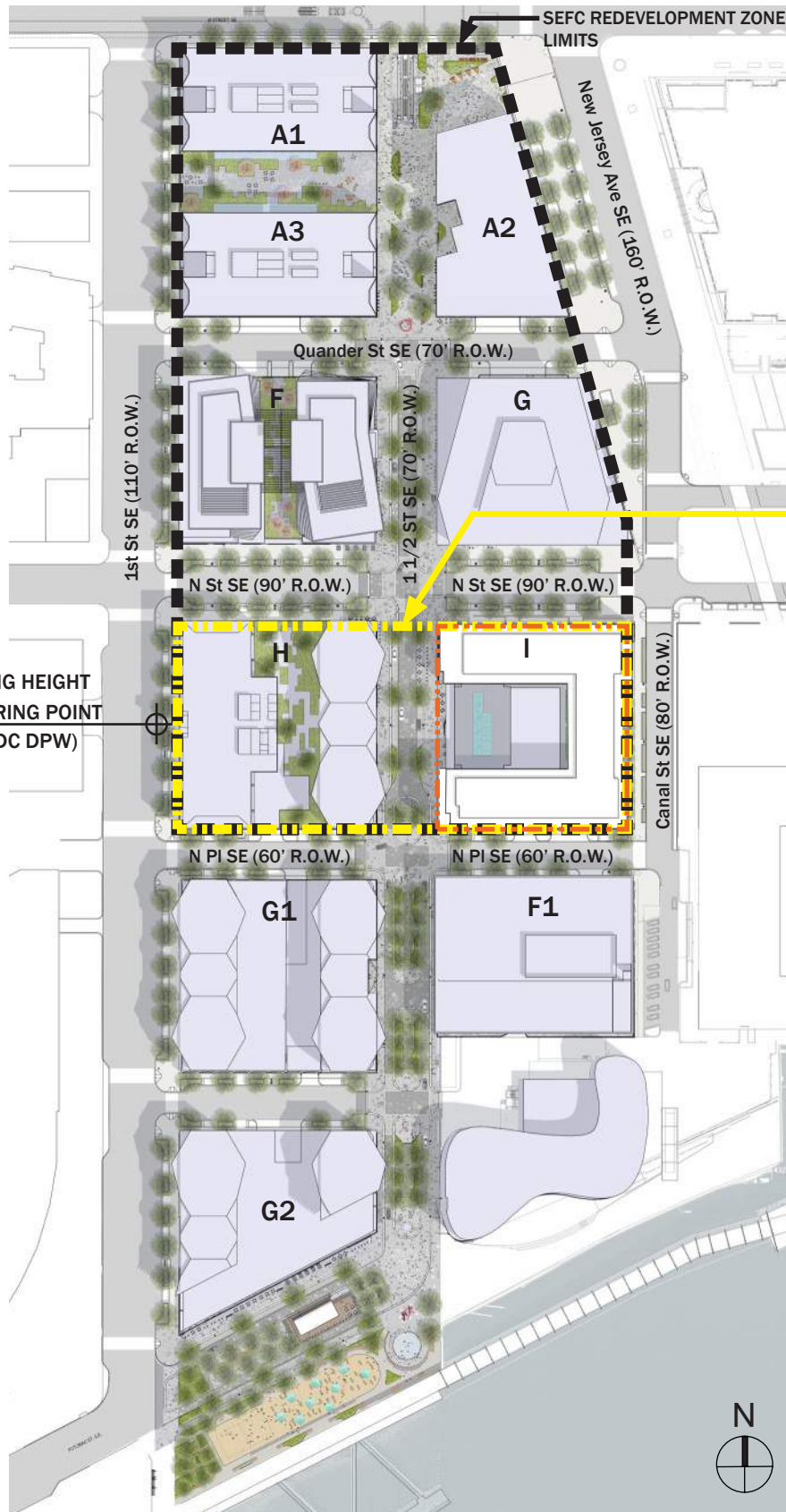
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Public Transit

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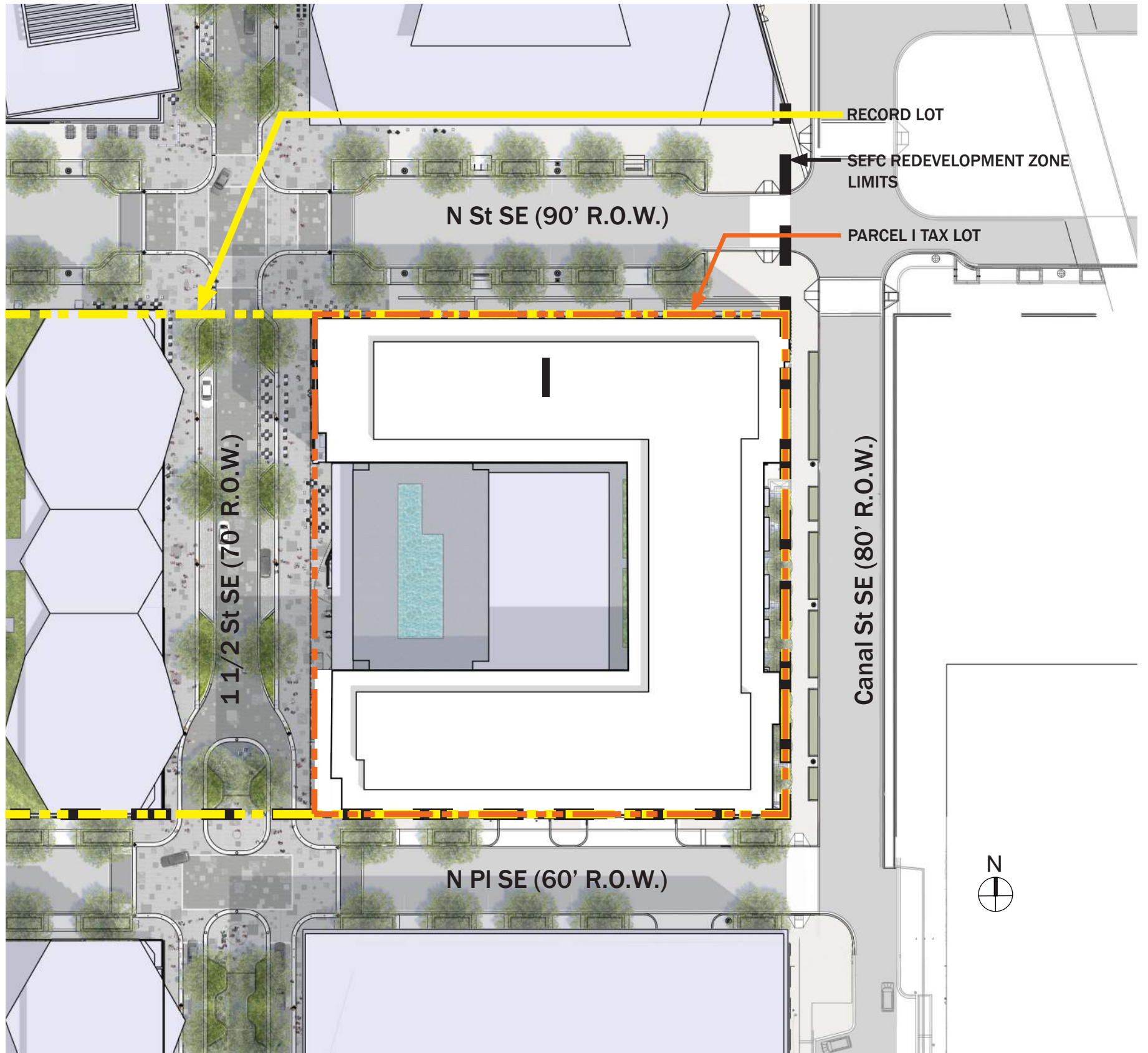
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RECORD LOT
SQUARE 744
LOT 807

BUILDING HEIGHT
MEASURING POINT
16'-8" (DC DPW)

Yards West Overall Site Plan



Parcel I Enlarged Site Plan

Parcel I Site Plan

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Section 2

Context & Concept



Solar Access:

- More sunny days during summer months and cloudy days during winter months.
- Spring & fall are similar with dry, sunny weather and crisp mornings.
- Average annual sunshine: 2528 hours/yr
- DC climate is beneficial for aggressive daylight harvesting but also requires careful shading to reduce glare and cooling loads.

Wind Patterns:

- Average wind speed: 9.4 mph
- General wind direction is from Southwest (SW) during the summer and from the Northwest (NW) during the winter.
- In the summer and fall, warm, moist air brings thunderstorms and higher humidity.
- Design should consider if winter winds might be blocked while summer breezes might be allowed.

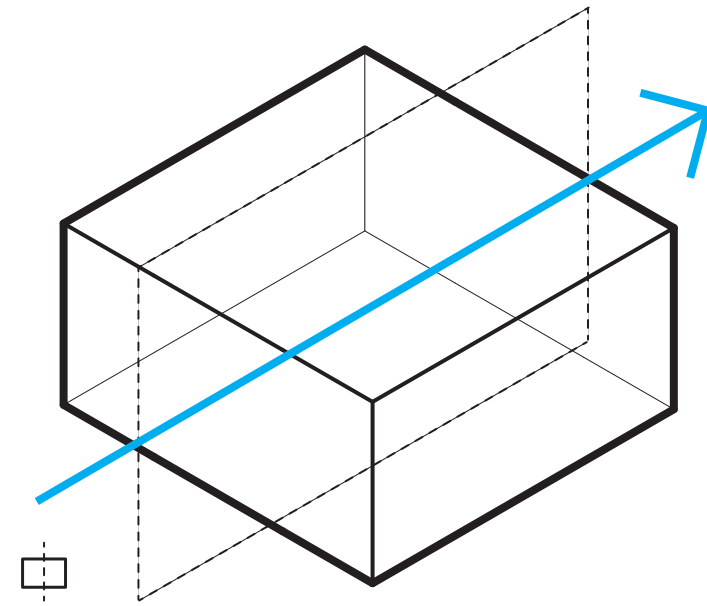
Parcel I View Access:

- Direct view access to the waterfront is from the west side of the site, views at street level look down future 1 1/2 Street
- Best views to waterfront front can be accessed from the Southeast of the site.
- Views to Tingey Square and open spaces are on the Northeast.

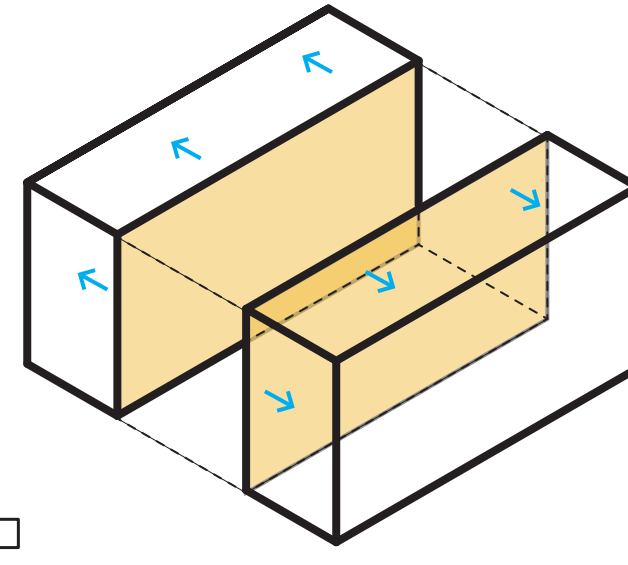
Context

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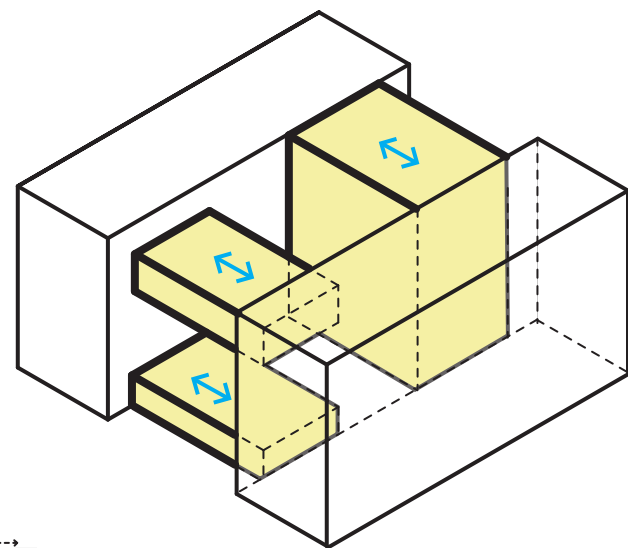
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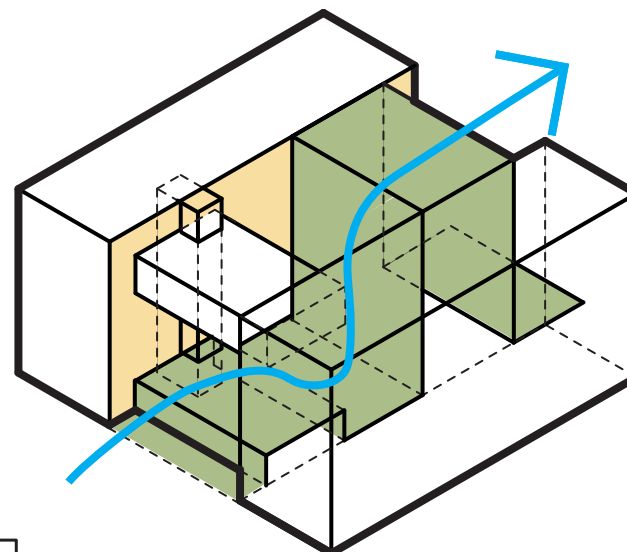
Maximize FAR



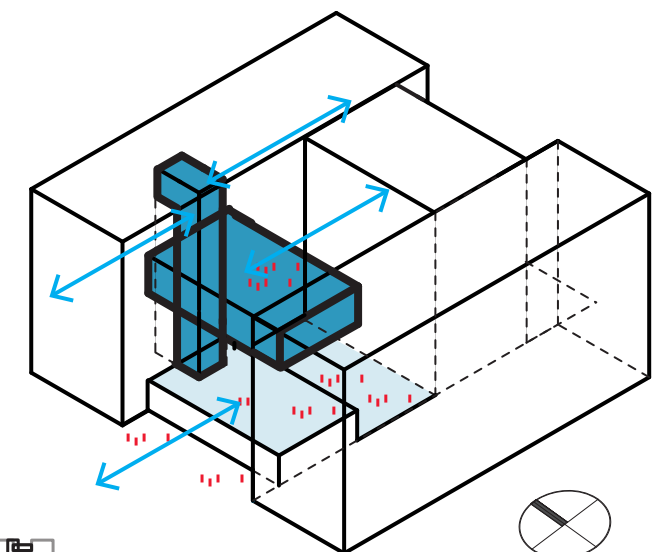
Volume splits into two (2) Bars to allow daylight and views to residential units



Link bars to unite building



Visually connect future 1 -1/2 street with open space to East

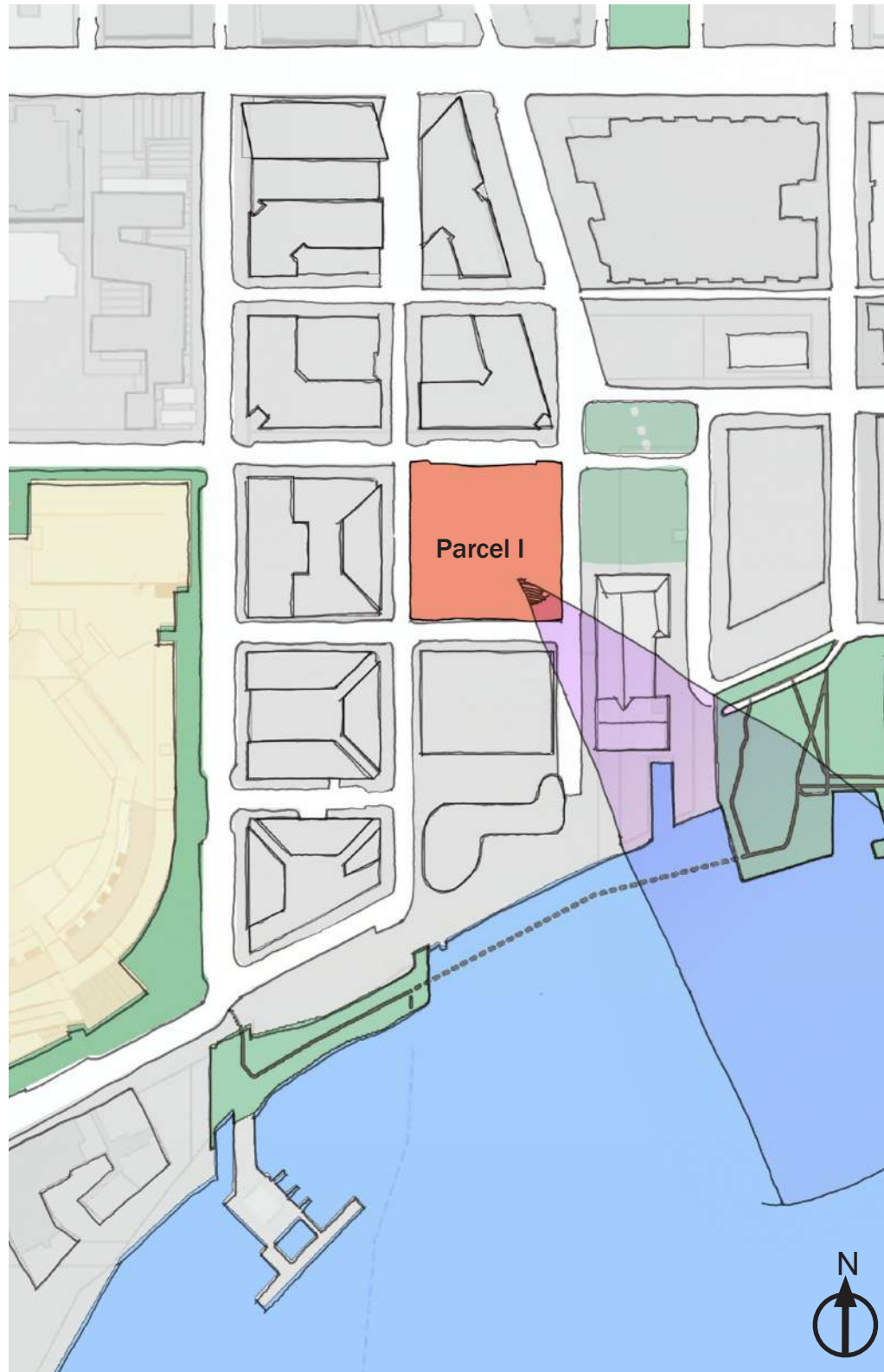


Vertical and horizontal connections to stimulate social interactions

Concept Diagrams

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Roof



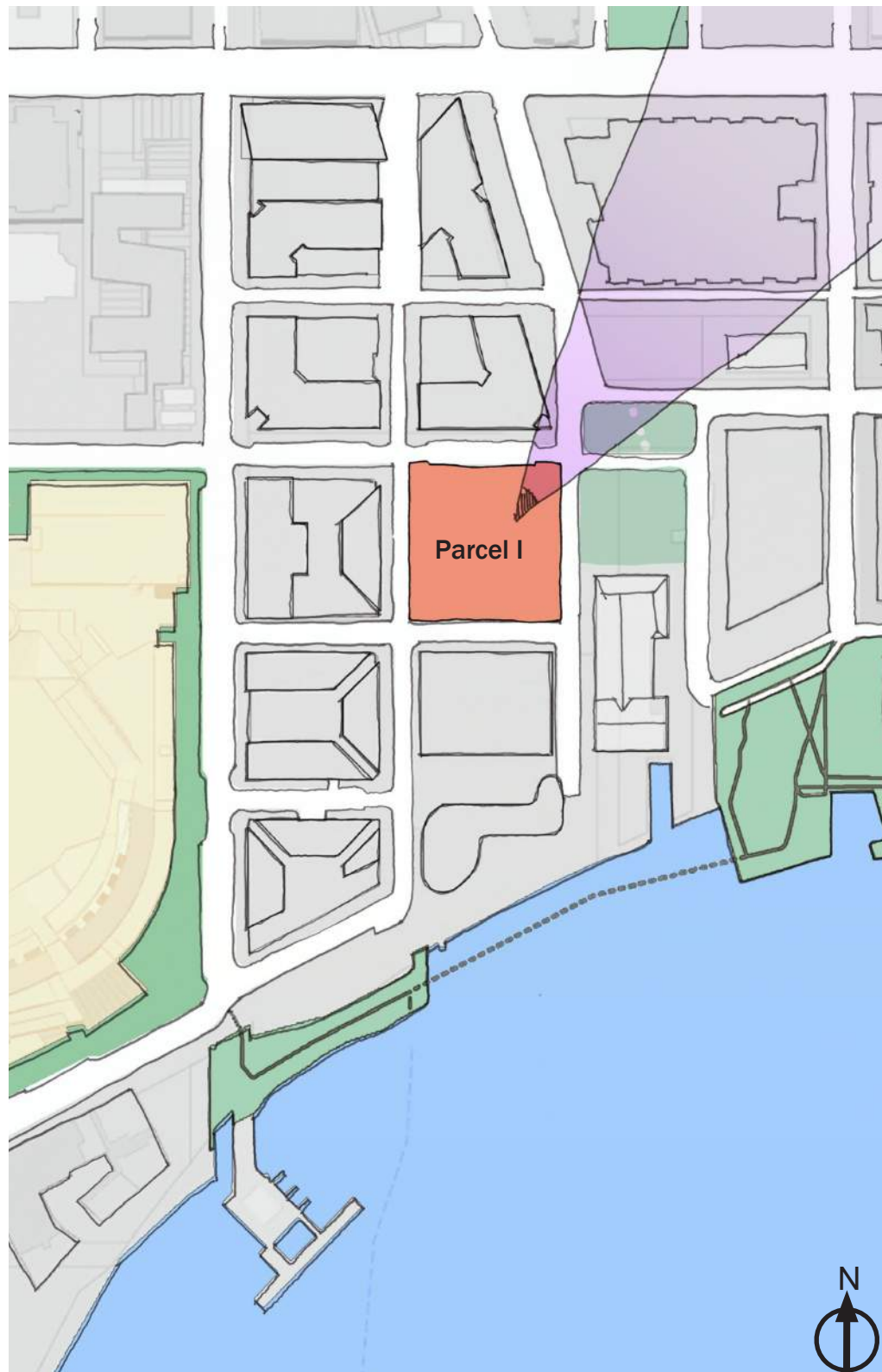
Level 10



Level 4

Views at Southeast Corner to Anacostia River
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Roof



Level 10



Level 4

Views at Northeast Corner to Tingey Square
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Section 3

Design Proposal **Site Overview and Plans**



Aerial Perspective - View Towards Southeast
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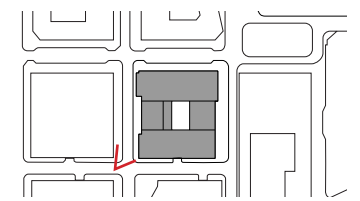


Perspective - 1 1/2 Street SE - Looking NE
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Perkins Eastman DC



MPEP

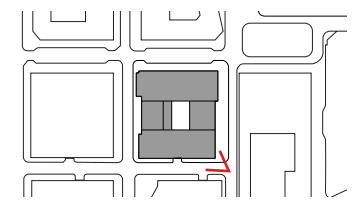


Perspective - Canal Street SE - Looking NW
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Perkins Eastman DC



MPEP

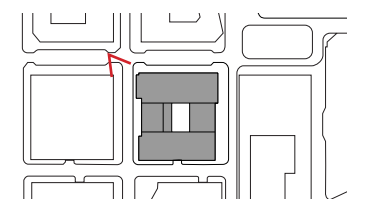


Perspective - N Street SE - Looking SE
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Perkins Eastman DC



MPEP

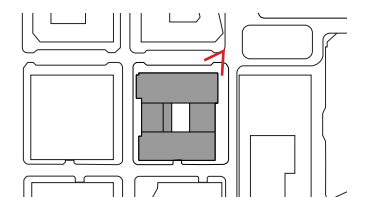


Perspective - Tingey Square - Looking SW
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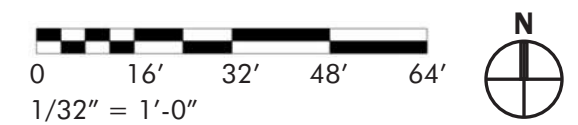


Perkins Eastman DC

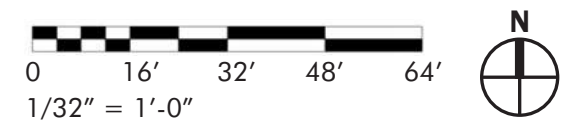


MPEP

- Parking Garage
- Service



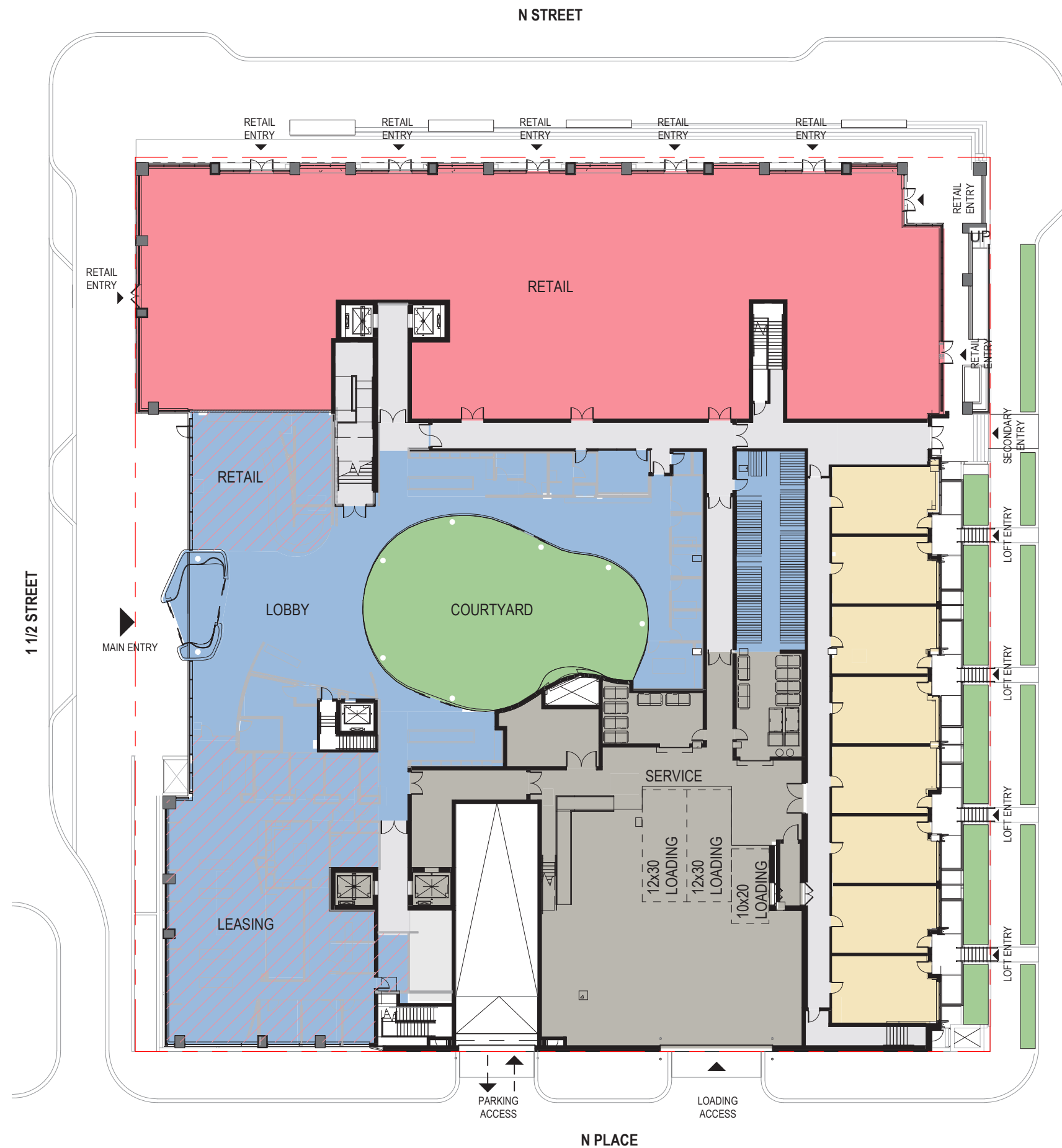
- Parking Garage
- Service



Floor Plan - PG Level 1
 Parcel I at The Yards West - Design Review Application

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- Residential Unit
- Landscape
- Amenity
- Retail
- Retail Flex
- Service

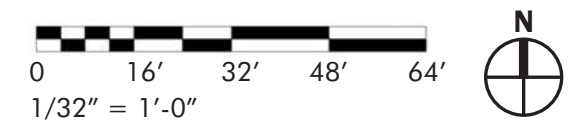
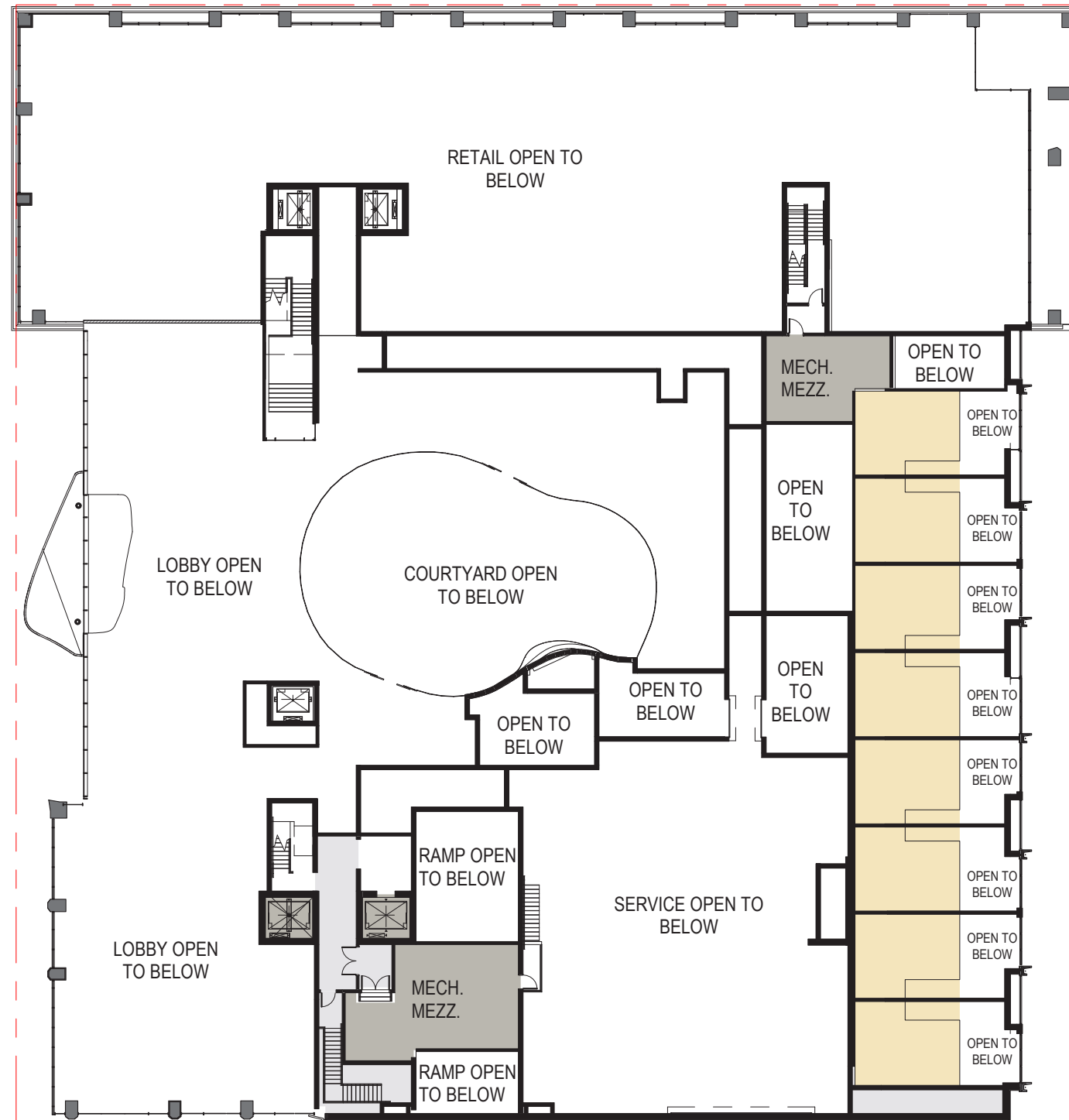


Floor Plan - Level 1

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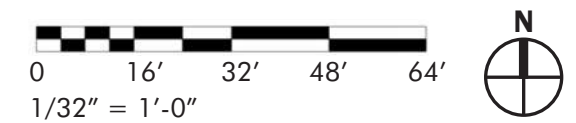
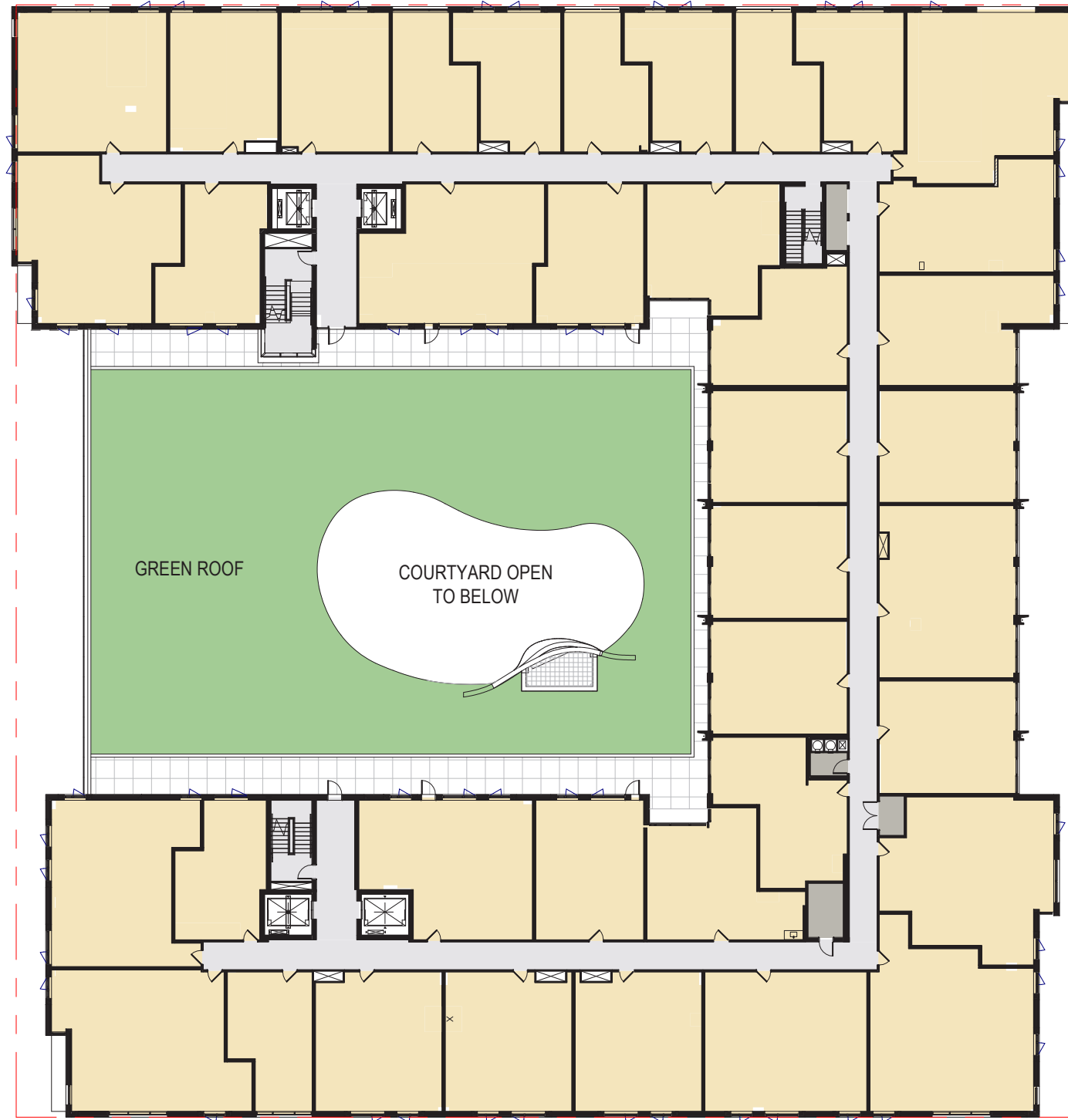
- Residential Unit
- Service



Floor Plan - Level 1.5
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- Residential Unit
- Landscape
- Service

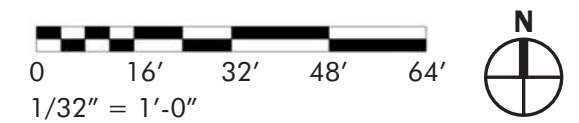
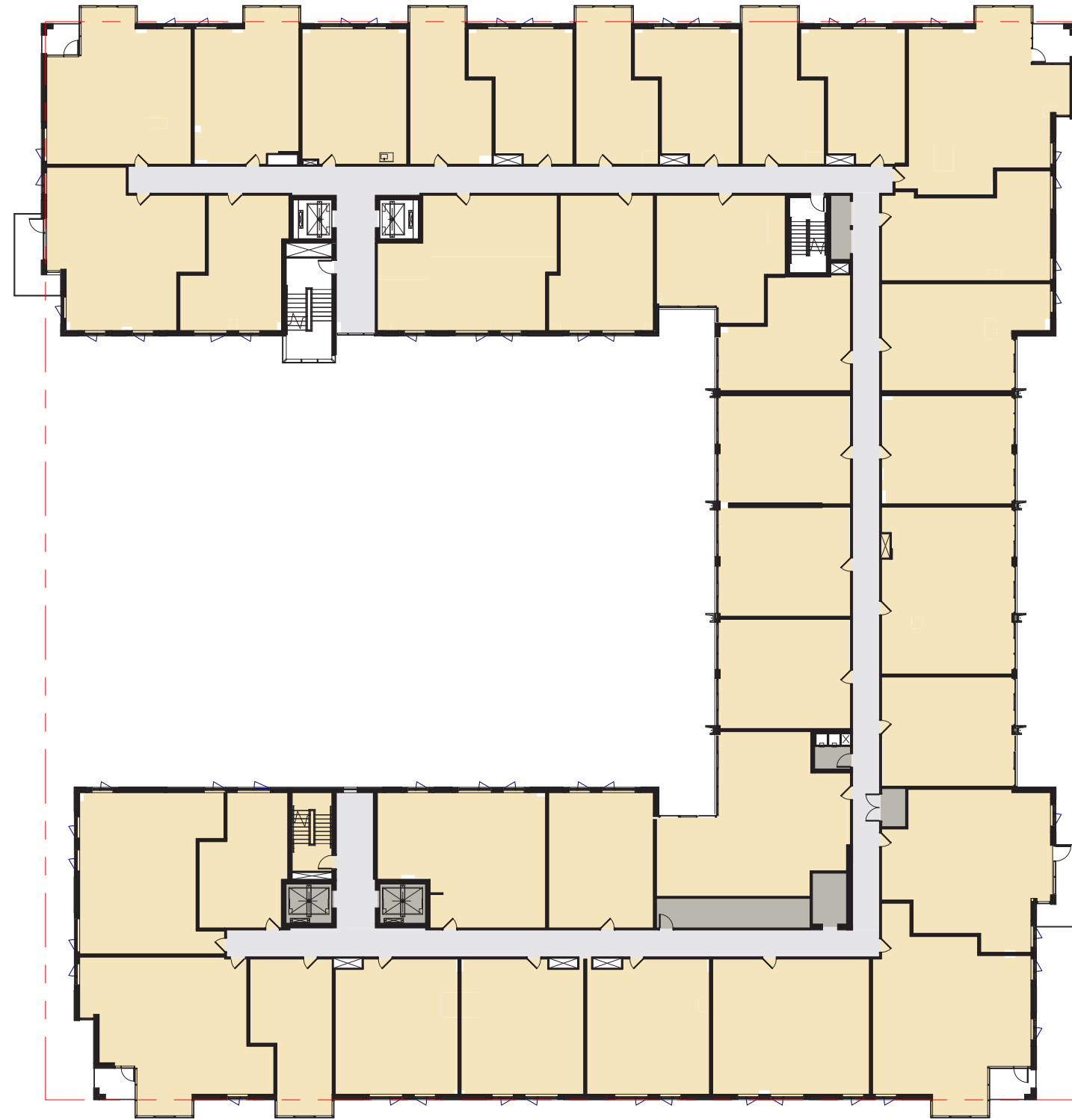


Floor Plan - Level 2

Parcel I at The Yards West - Design Review Application

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- Residential Unit
- Service

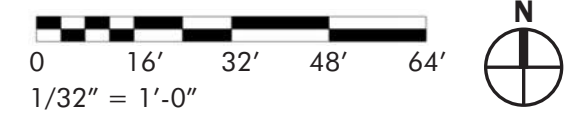
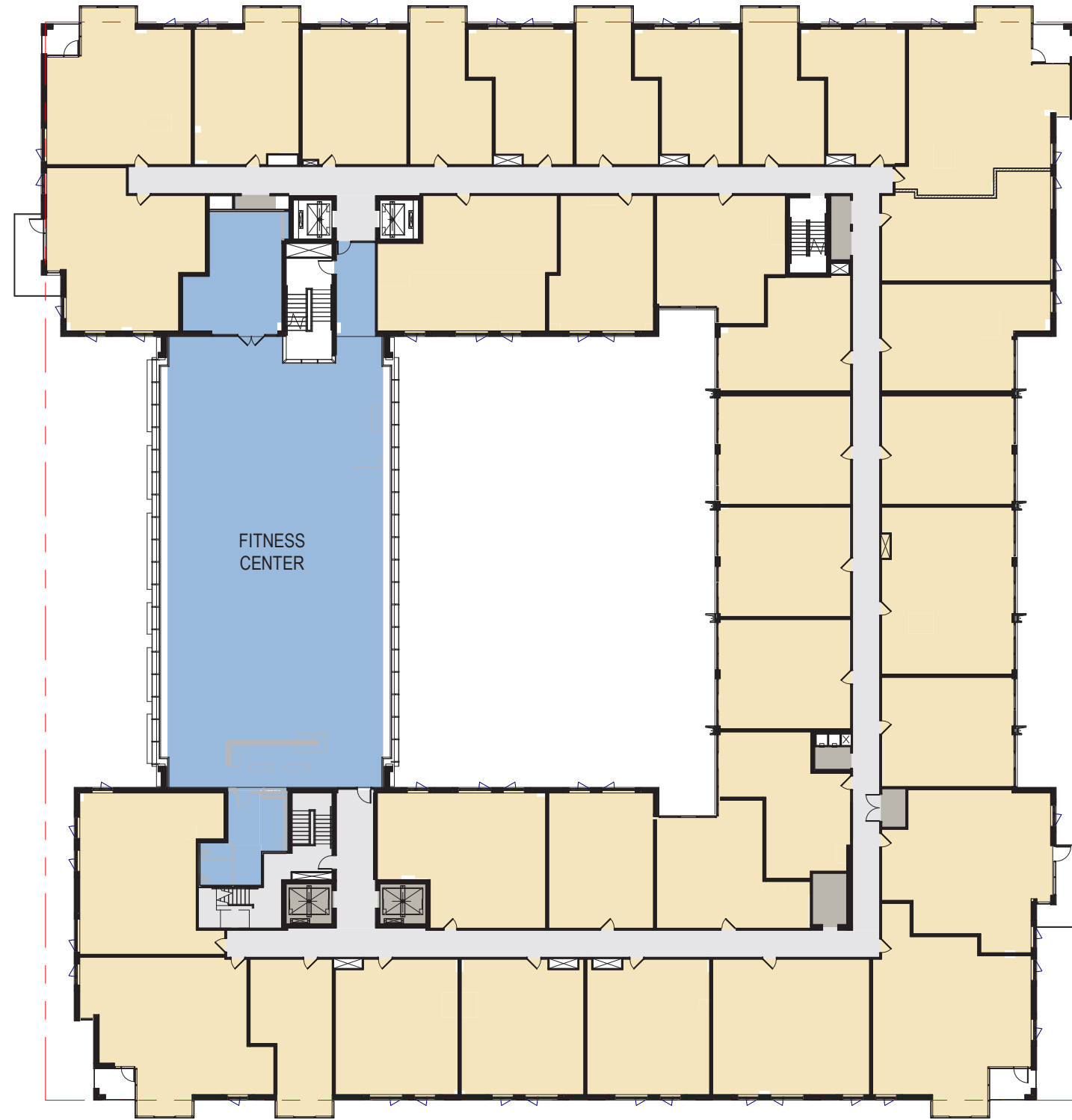


Floor Plan - Level 3-7

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- Residential Unit
- Amenity
- Service



Floor Plan - Level 8

Parcel I at The Yards West - Design Review Application

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