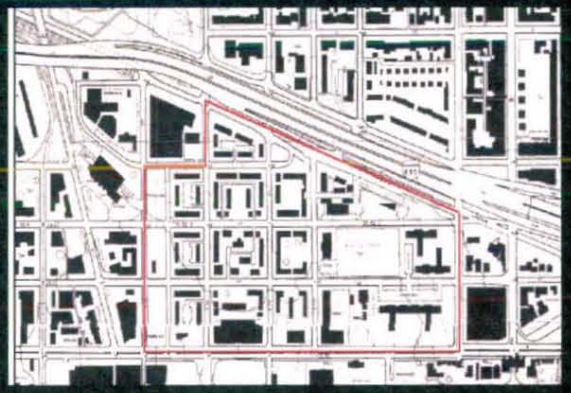
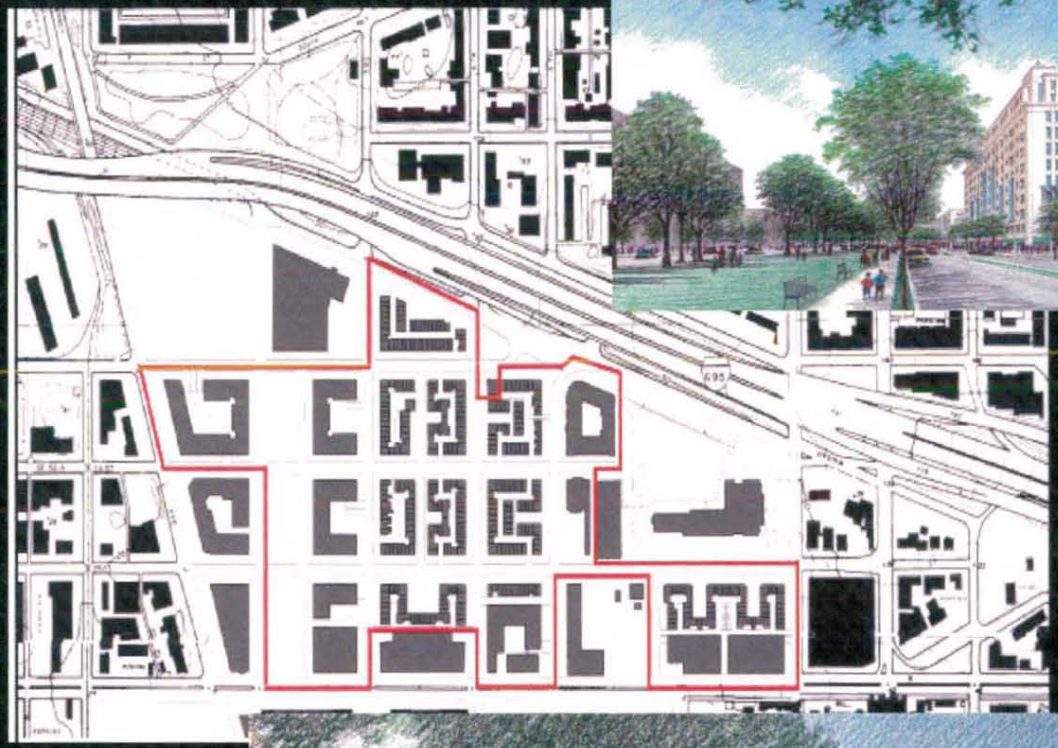
- Before…..









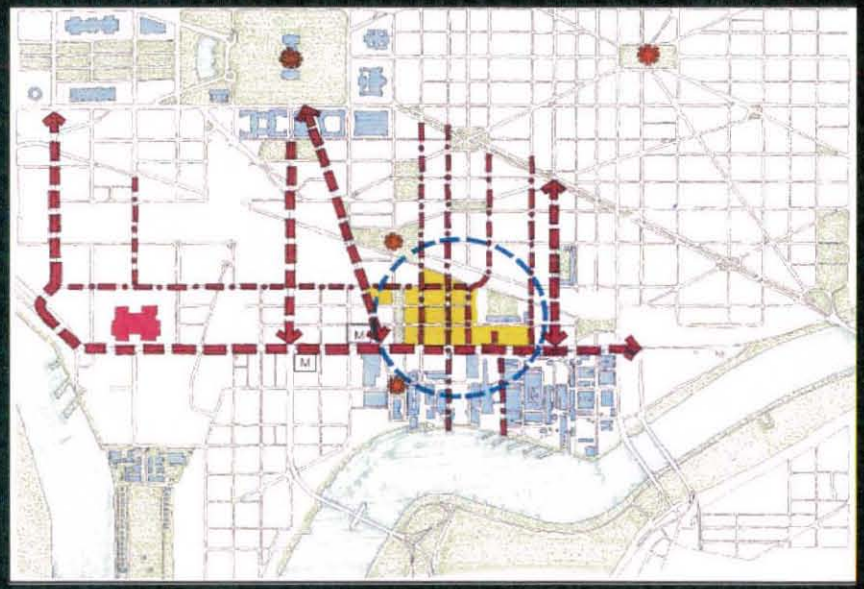
…And After

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ZONING COMMISSION
District of Columbia
CASE NO.03-12
EXHIBIT NO.47

Site Location





Capper/Carrollsburg Program
A Mixed-Use Neighborhood

Residential Program – 1645 Units total

By Type:

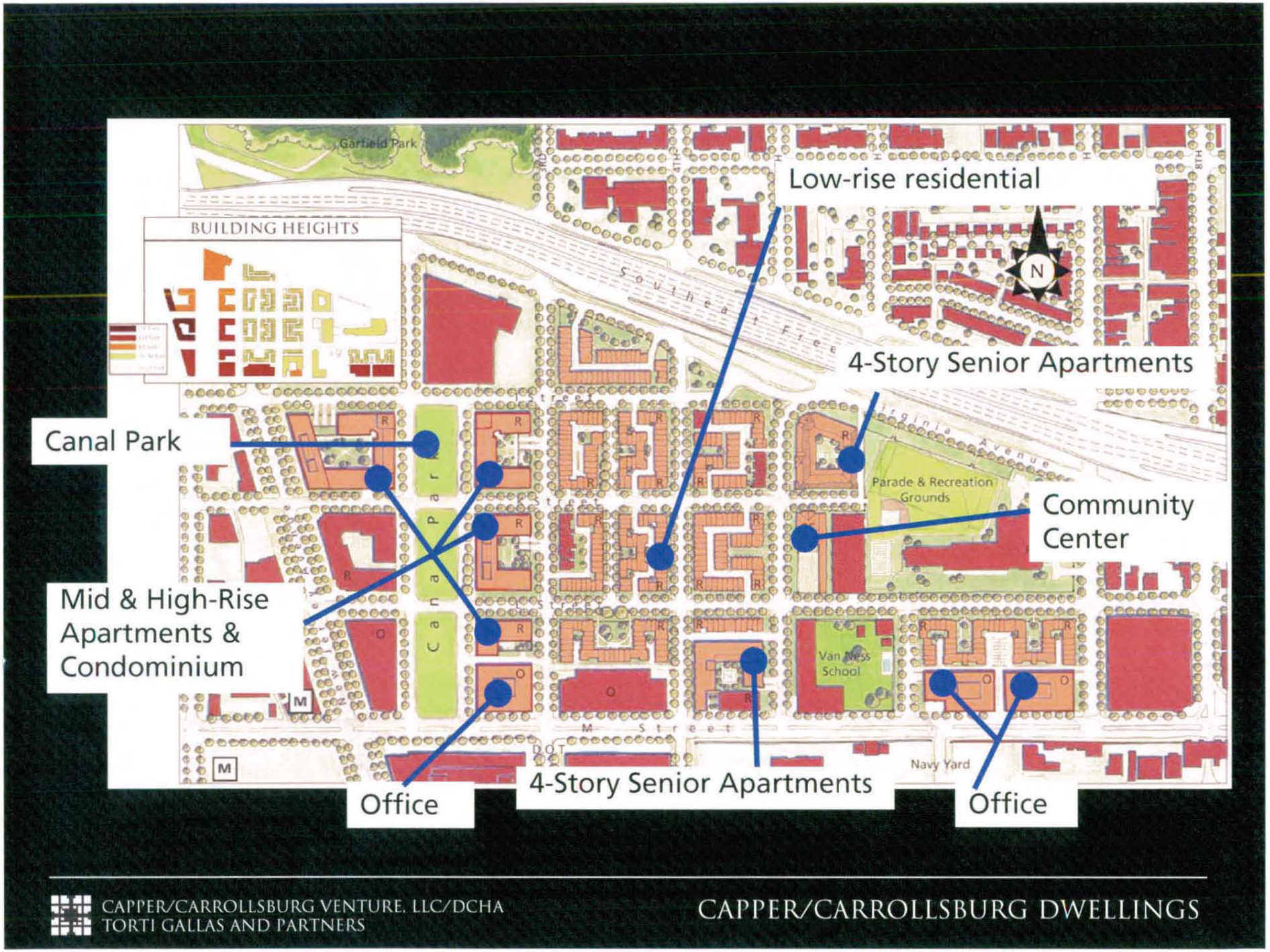
- 414 low-rise residential (for-sale and rental)
- 871 apartments (public housing and market)
- 360 Senior Apartments (public housing)

By Tenure:

- 695 Public Housing Units
- 60 Existing Public Housing Units
- 50 Section 8 Home Ownership Units
- 840 Moderate /Market Rate Units

Non-Residential Program

- 702,000 sf Office
- 51,000 sf ground floor retail in Office and Apartments
- 18,000 sf Community Center



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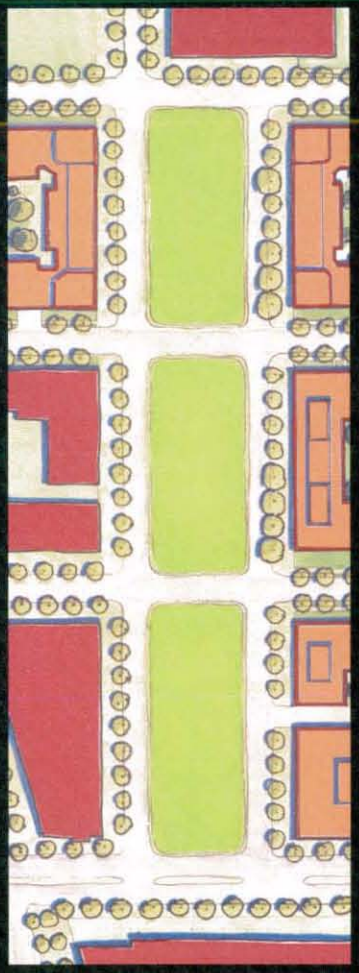
Building Height and Massing

Canal Park - Existing





Canal Park - Proposed



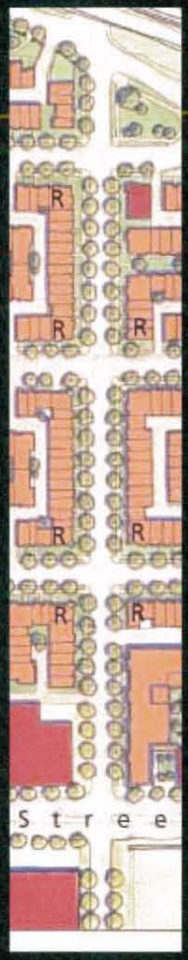


4th Street - Existing



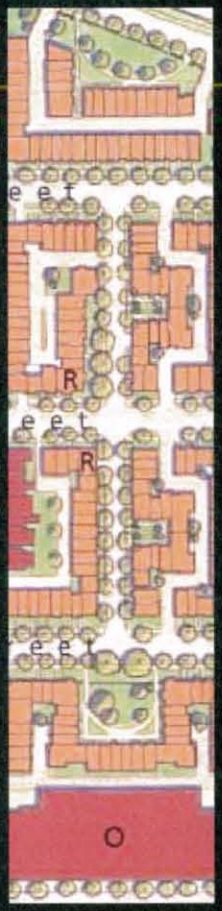


4th Street - Proposed





3rd Street Place - Proposed





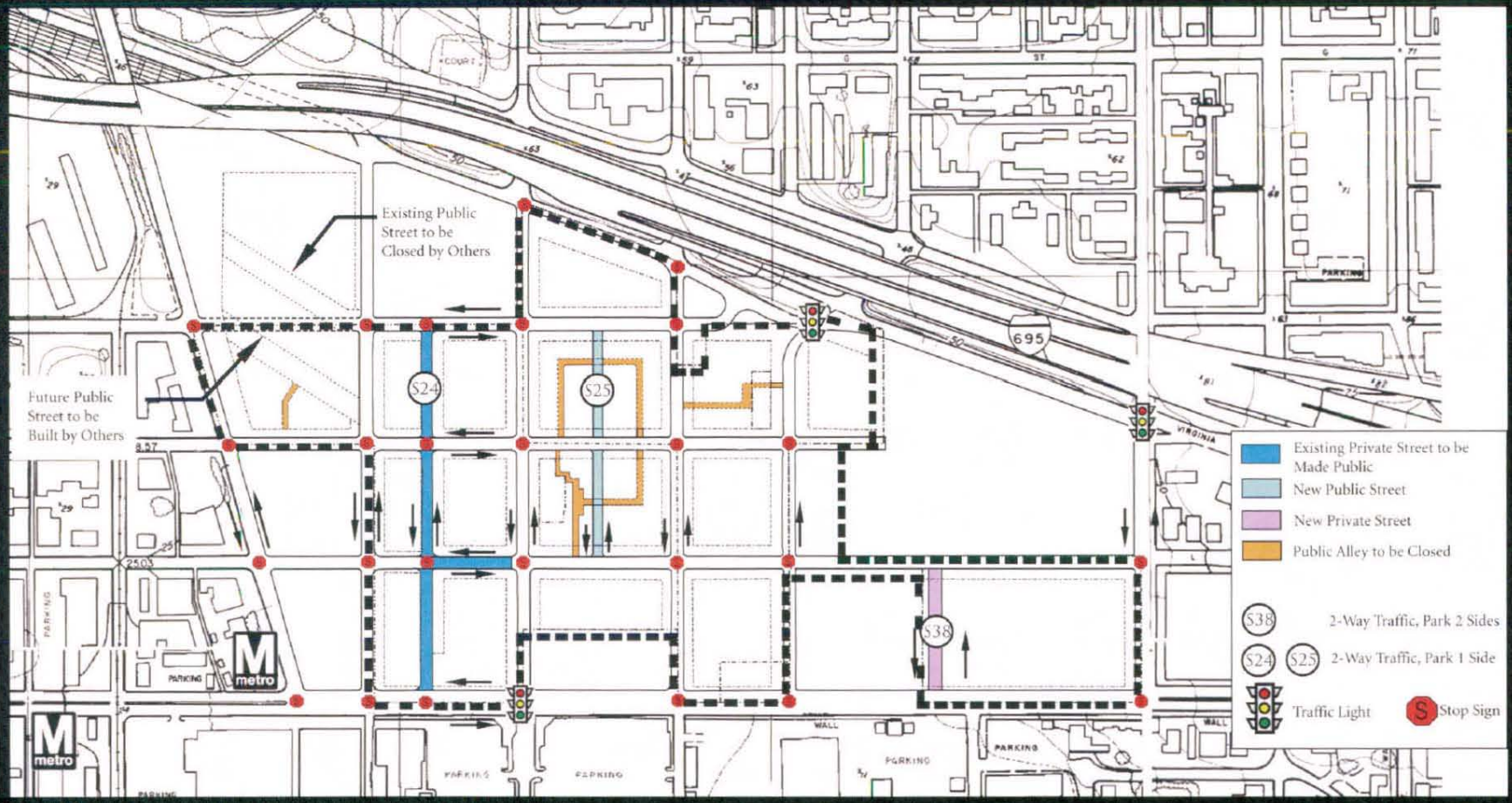
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Low-Rise residential blocks



Circulation Plan



Landscape Plan



SCALE: 1"=80'-0"

LANDSCAPE PLAN - PRELIMINARY P.U.D.

May 27, 2008

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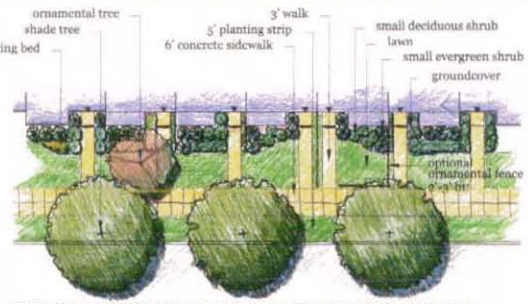
CAPPER/CARROLLSBURG DWELLINGS

L-1.0

Front Yards and Courts



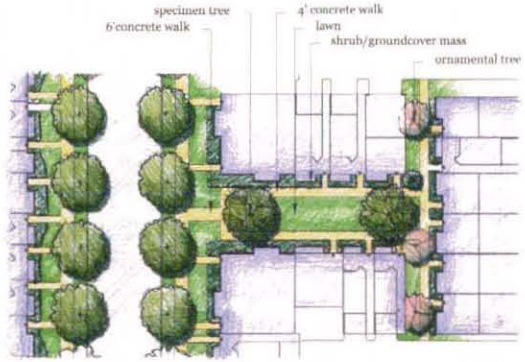
SQUARE 797
Scale: 1"=16'-0"



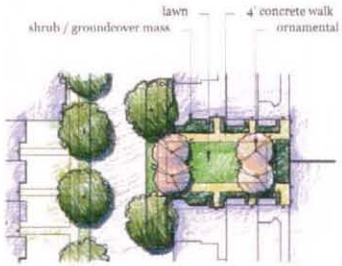
TYPICAL FRONT YARD PLANTING FACING STREET
Scale - 1"=8'-0"



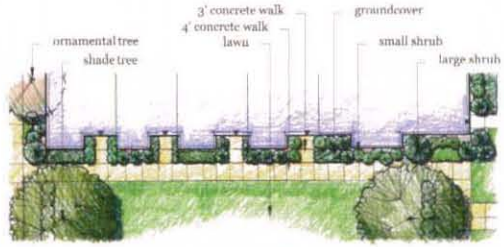
TYPICAL TOWNHOUSE ELEVATION
Scale - 1"=8'-0"



TYPICAL LARGE COURTYARD
Scale: 1"=16'-0"



TYPICAL SMALL COURTYARD
Scale: 1"=16'-0"



TYPICAL FRONT YARD PLANTING FACING COURTYARDS
Scale: 1"=8'-0"

SCALE: AS NOTED

TYPICAL COURTYARD AND FRONT YARD PLANTING PLANS

May 27, 2003

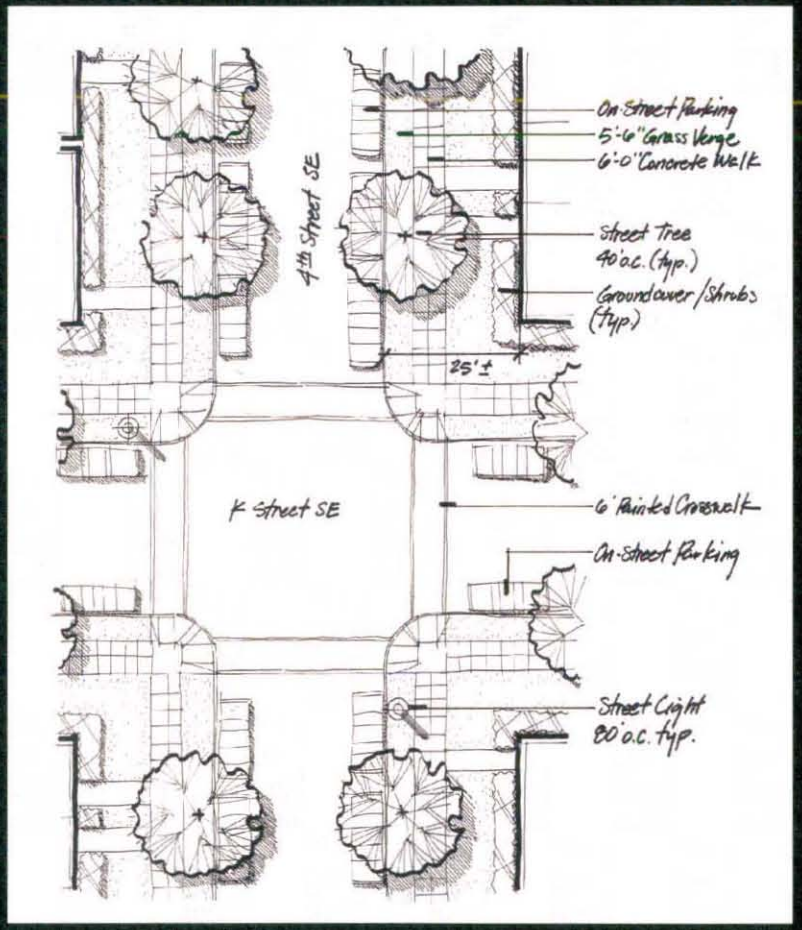
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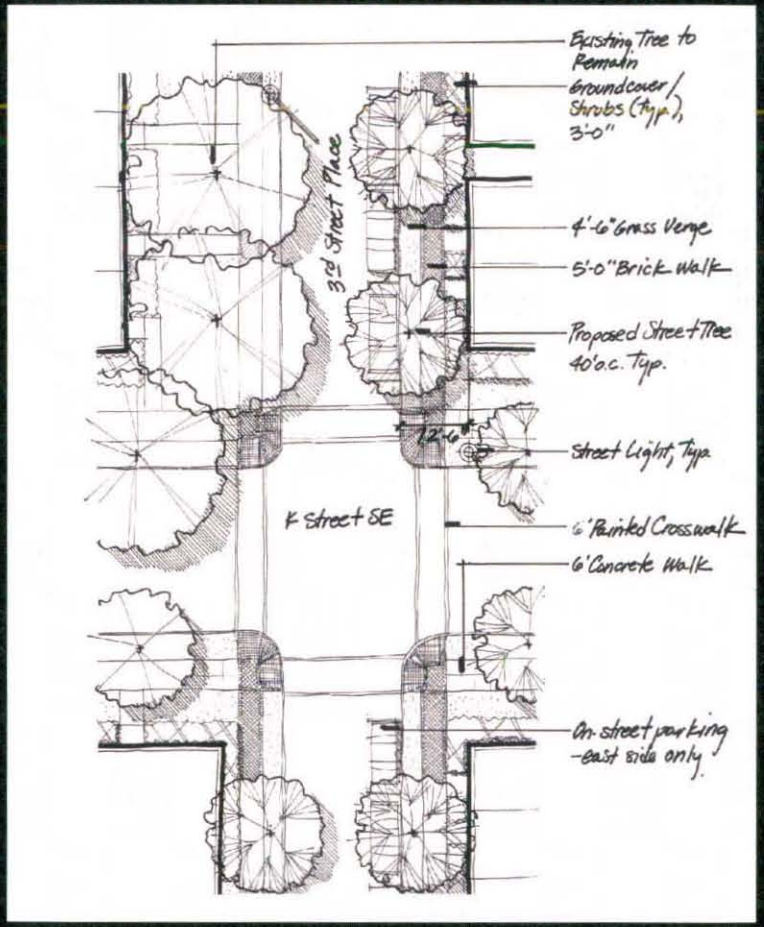
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L-2.0

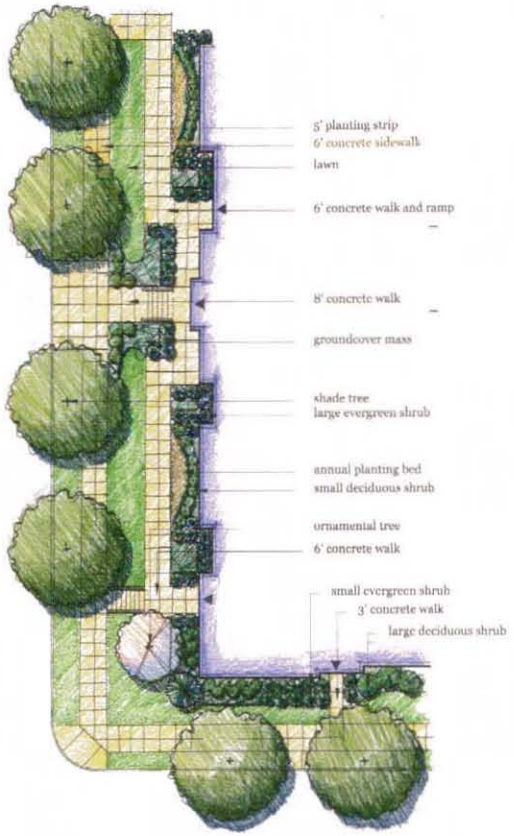
Streetscapes-

Baseline and Enhancements





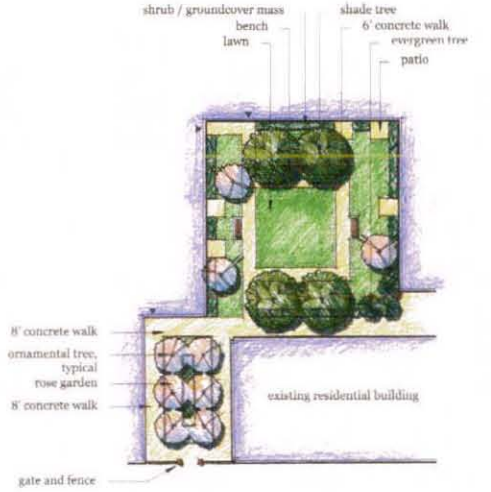
Senior 1 and 2 - Courtyards



BUILDING ENTRANCE - SQUARE 880
square 880 senior building entrance - scale: 1"=8'-0"



BUILDING COURTYARD - SQUARE 880
Scale:1"=16'-0"



BUILDING COURTYARD - SQUARE S-825
Scale:1"=16'-0"

SCALE: AS NOTED

TYPICAL SENIOR BUILDING PLANTING PLANS

May 27, 2003

CAPPER/CARROLLSBURG DWELLINGS

L-2.1

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Design Guidelines

MULTI-FAMILY DWELLINGS, SQUARES 767, 768, 769 - URBAN DESIGN GUIDELINES

Build-to Lines

The Canal Park is the most siginificant spatial focus within the neighborhood plan. In keeping with L'Enfant's vision, this space will serve as a green open space preserve within the otherwise urban pattern of buildings and streets. On this level of concern -- the making of a public space - it is essential that the park space and entrances to the park be as physically and spatially defined as possible. Such definition is achieved through the careful and consistent alignment of surrounding building edges.

Build-to lines are established to ensure building alignment. Buildings adjacent to 2nd, I, L and K Streets must have 80% of their building frontage at build-to lines; buildings adjacent to 3rd Street must have 60% of their building frontage at the Build-to line.

Balconies, bays, eaves, signage, awnings and other similar elements and structures may encroach beyond the Build-to line according to D.C. regulations.

Building Height and Program

A key to the success of the Canal Park will be the intensification and enrichment of uses that will create the vibrancy necessary for a vital urban place. Equally important is the creation of a spatially coherent and well-ordered public place. The west side of the park is currently being developed in a mix of office and residential uses; building heights vary from 110 to 130 feet.

New mixed-income apartments with ground floor retail or other public uses on the east side of the park will complement the new uses on the west. Buildings on the southern Canal Park blocks will be up to 110 feet; those at the northern end will be up to 65 feet. These create a consistent spatial volume while also recognizing the need to transition from the intensity of M Street to a more modest height appropriate to the northern end of the park and Capitol Hill just across the freeway.

Building heights along 3rd Street are designed to separate the apartment courtyards from the public street, establishing them as private exterior spaces.

Key

- 0.5-2 stories
- 4-6 stories or a maximum of 65'
- 8-11 stories or a maximum of 110'

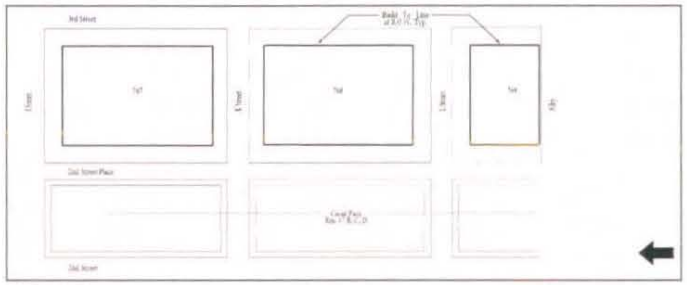
Urban Design Standards

The Canal Park is the significant public place of the new neighborhood. Moving to the east from 2nd Street Place the scale of development changes to the rowhouse character typical of Capitol Hill. These conditions of focus and transition lead to different urban design strategies for the different faces of the Canal blocks.

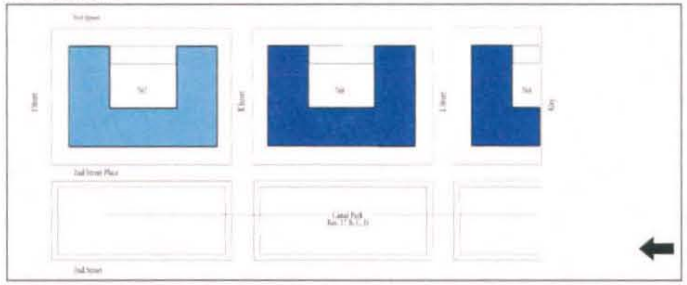
The Second Street Place frontage of these blocks should recognize the significance of the Canal Park as a public place. The L and M street faces should establish an appropriate transition between the scale and character of the Canal Park and the more intimate character of the low-rise townhouses to the west. These side faces likewise establish an important threshold and gateway to the Canal Park; development of their corners may recognize this. The 3rd Street faces of these blocks have unique character by virtue of the apartment semi-public courts.

Key

- Primary Public Facade
- Corner Element
- East/West Transitional Facade
- Semi-Public Court Facade



2.0. Build-To Diagram



2.1. Building Height Diagram



2.2. Urban Design Diagram



2.3. Example of 11-Story Building with Vertical Bays



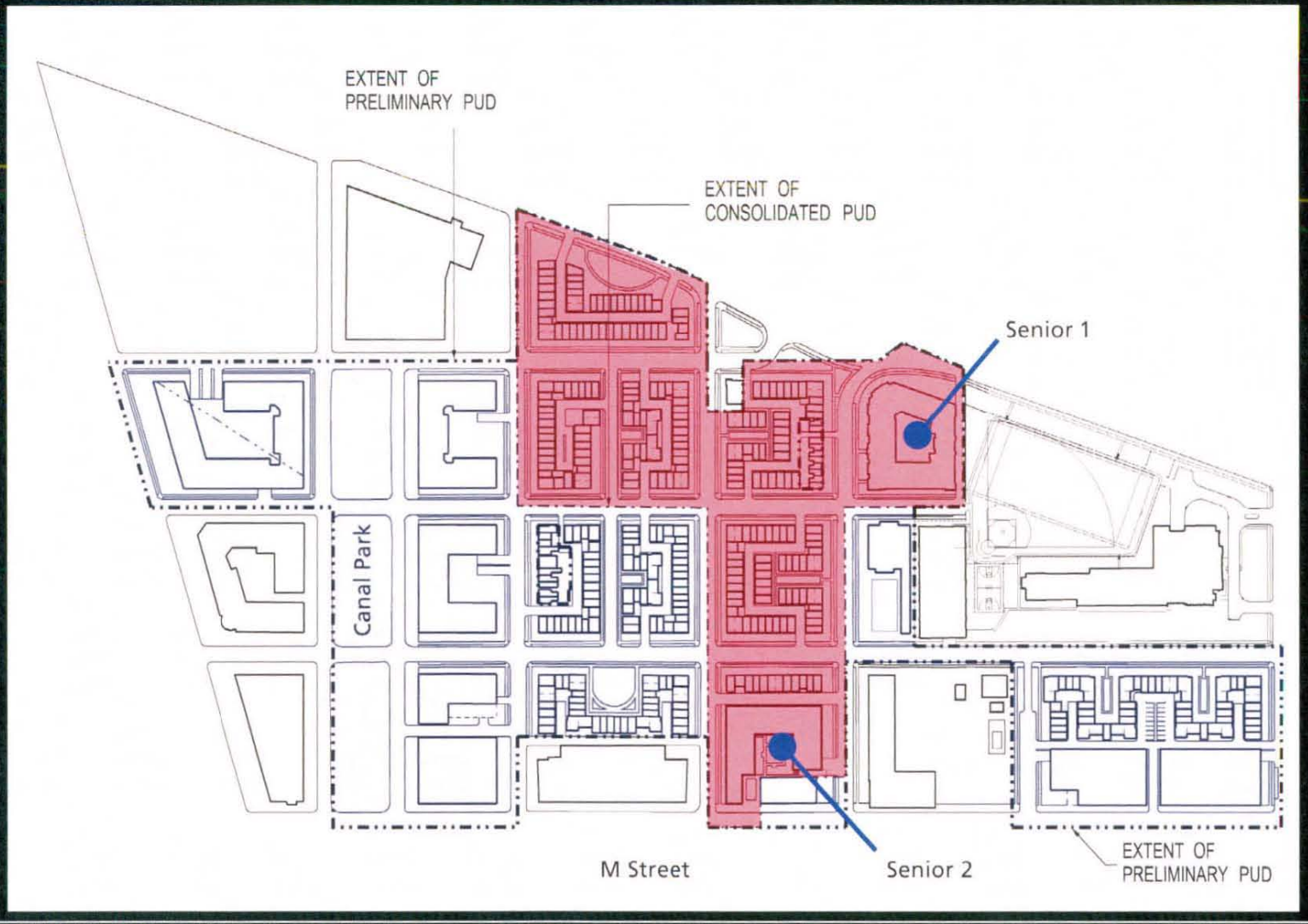
2.4. Example of Building with Vertical Bays and Voids



2.5. Example of Corner Treatment

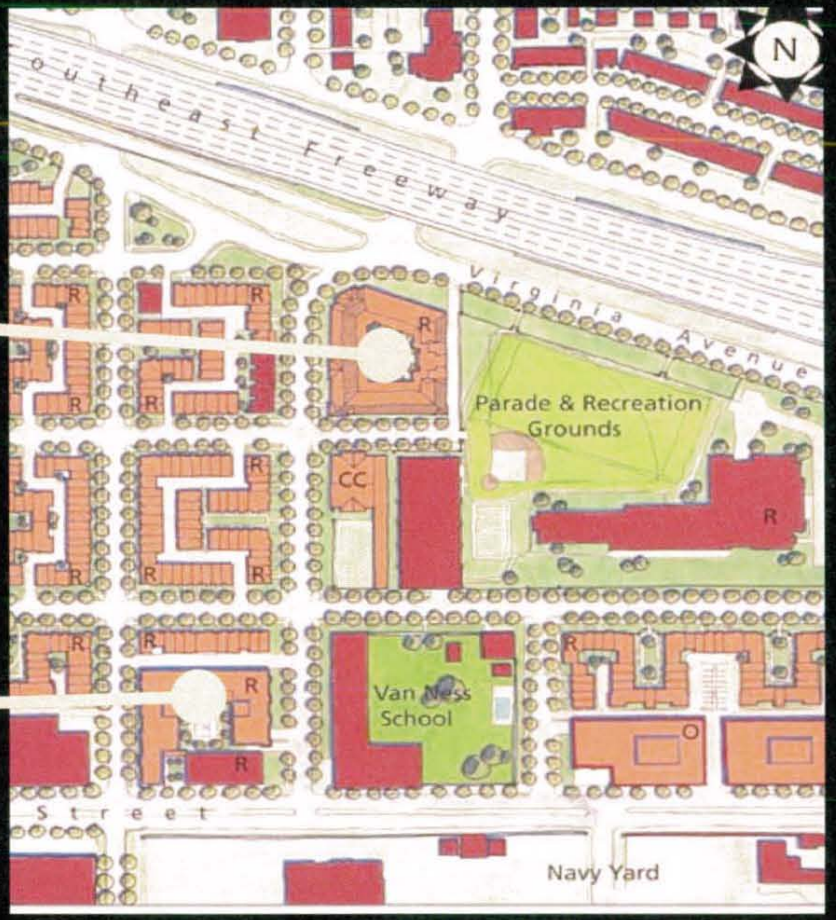
UD-2.0

Consolidated PUD Application



Senior 1 and Senior 2

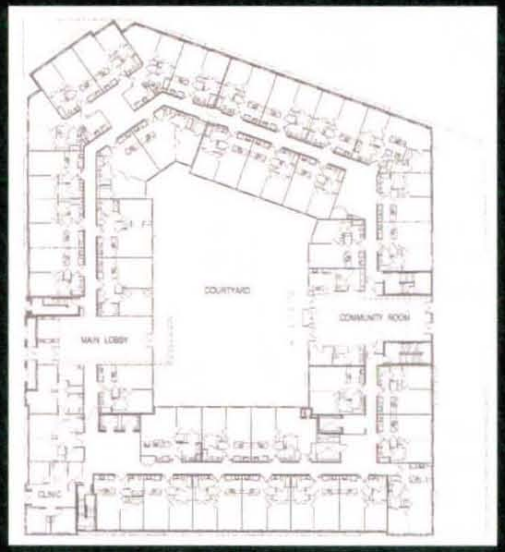
- Senior 1
- Senior 2



Senior 1







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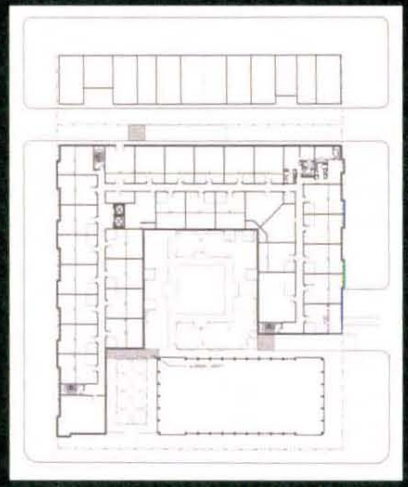
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Senior 2









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Low-Rise Residential





Low-Rise Residential

Public Housing Rental, Section 8 H.O., Market & Affordable For-Sale







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Public Housing

