SUBMISSION FOR PRE-HEARING STATEMENT FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT EXHIBIT A, CASE NO. 03-12

MAY 27, 2003



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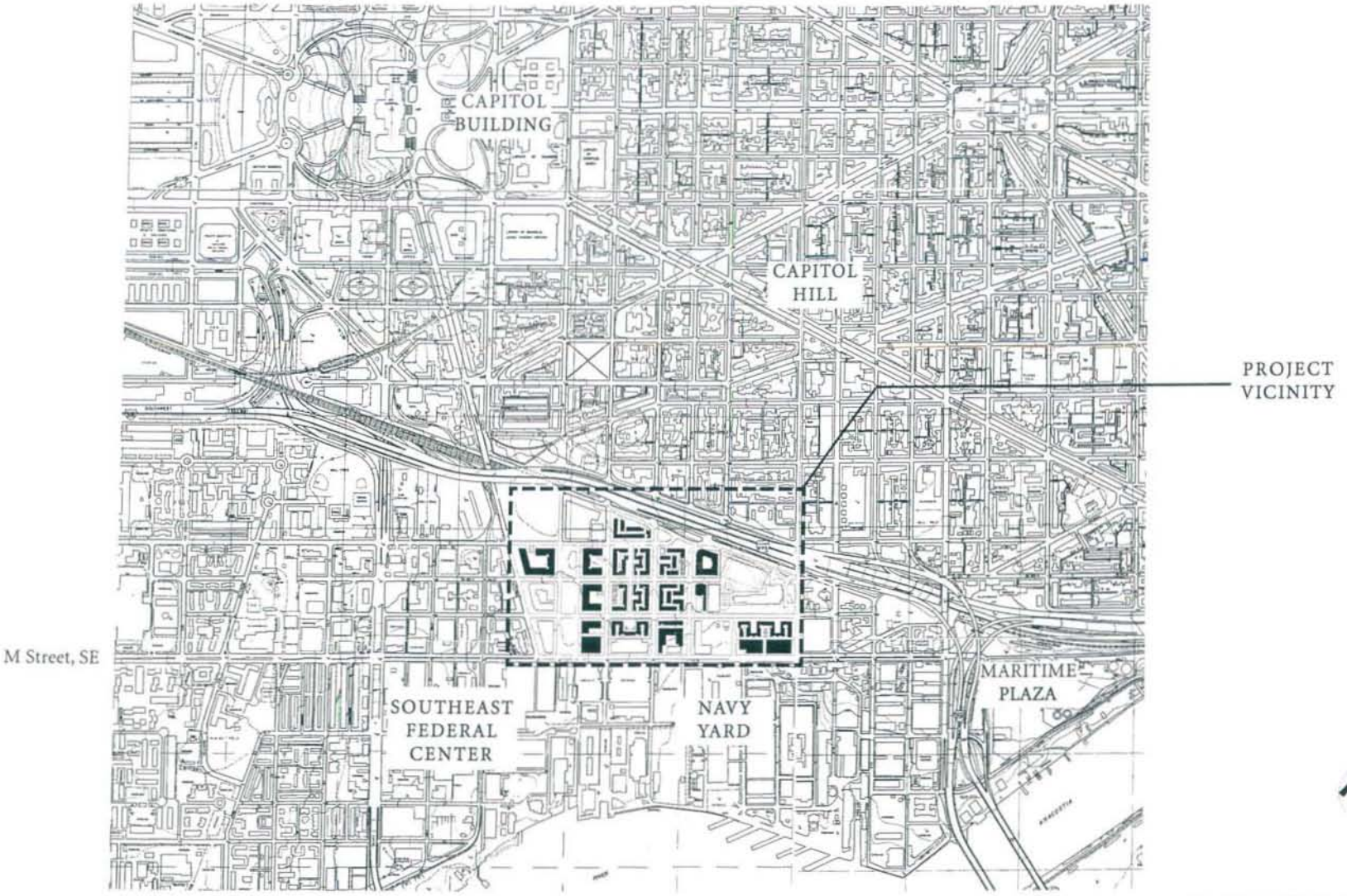
ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.17A

LIST OF DRAWINGS



S-1.0	Site Location Plan
S-2.0	Existing Zoning
S-2.1	Proposed Zoning
C-1.0	Existing Conditions Plan
C-1.1	General Site Plan
S-3.0	Illustrative Plan
S-3.1	Site Plan Development Data
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T-1.0	Circulation Plan
T-2.0	Street Sections
T-3.0	Parking Plan
UD-1.0 - 4.0	Design Guidelines

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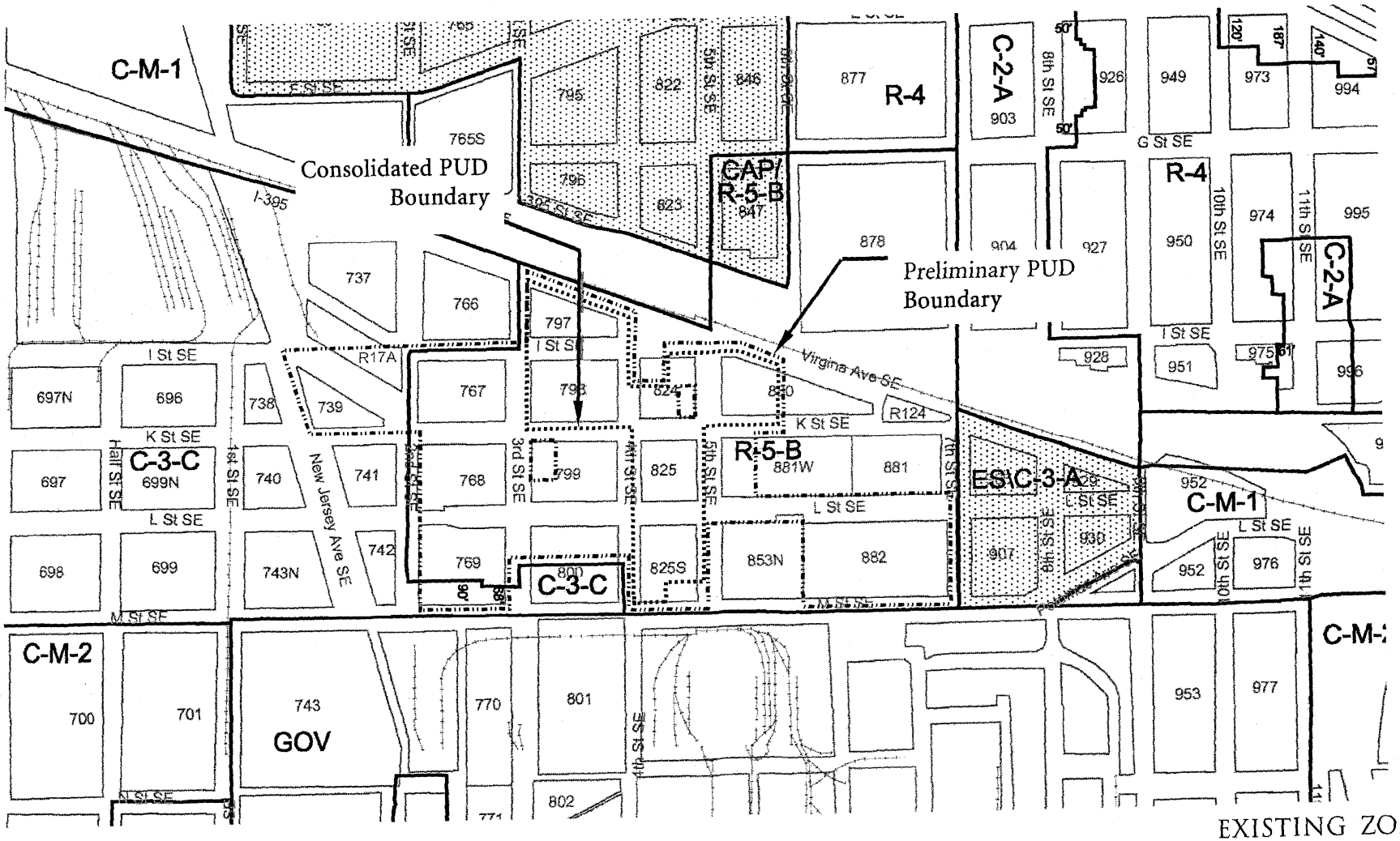
SITE LOCATION PLAN

MAY 27, 2003

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S-1.0



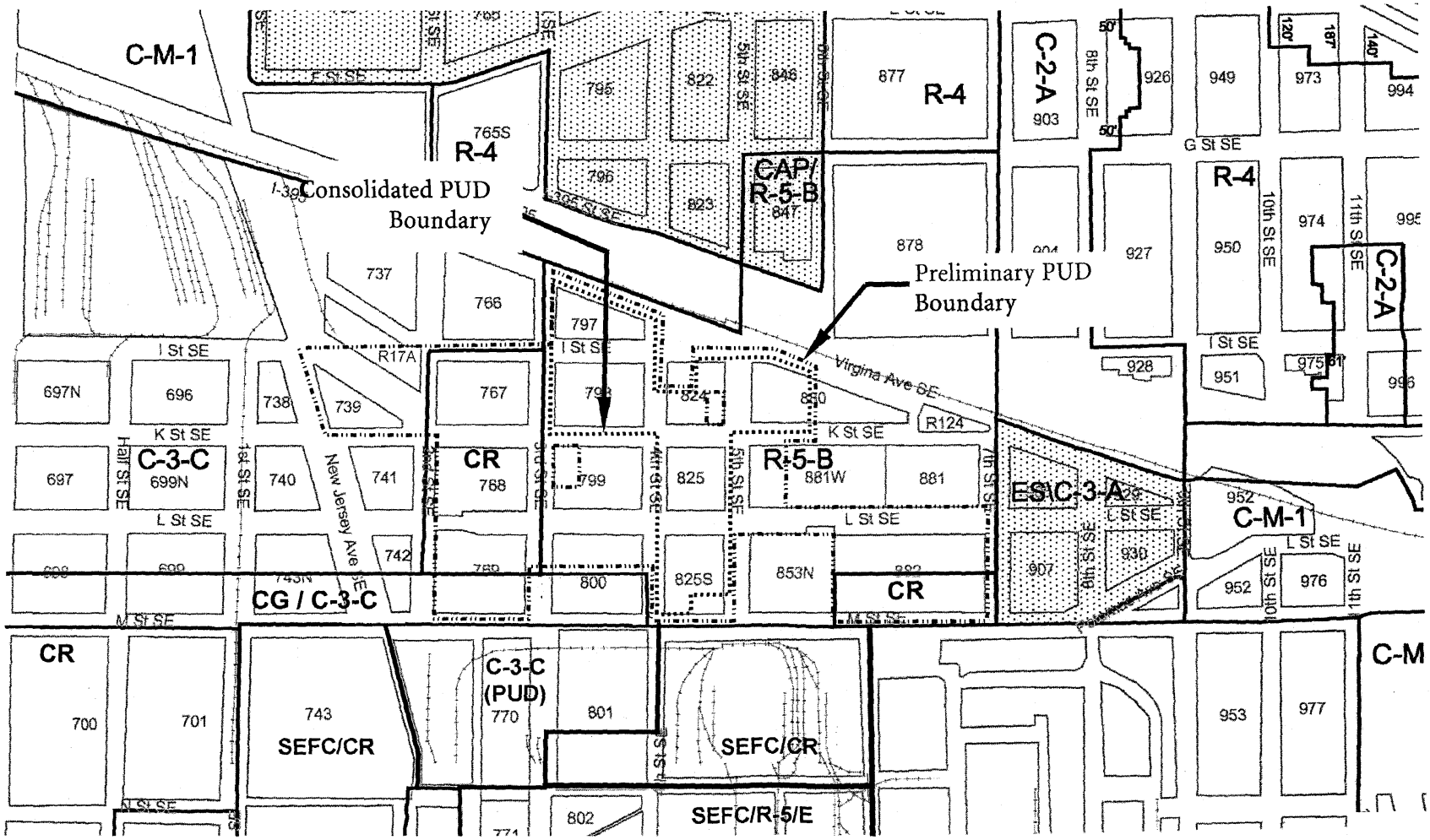
EXISTING ZONING

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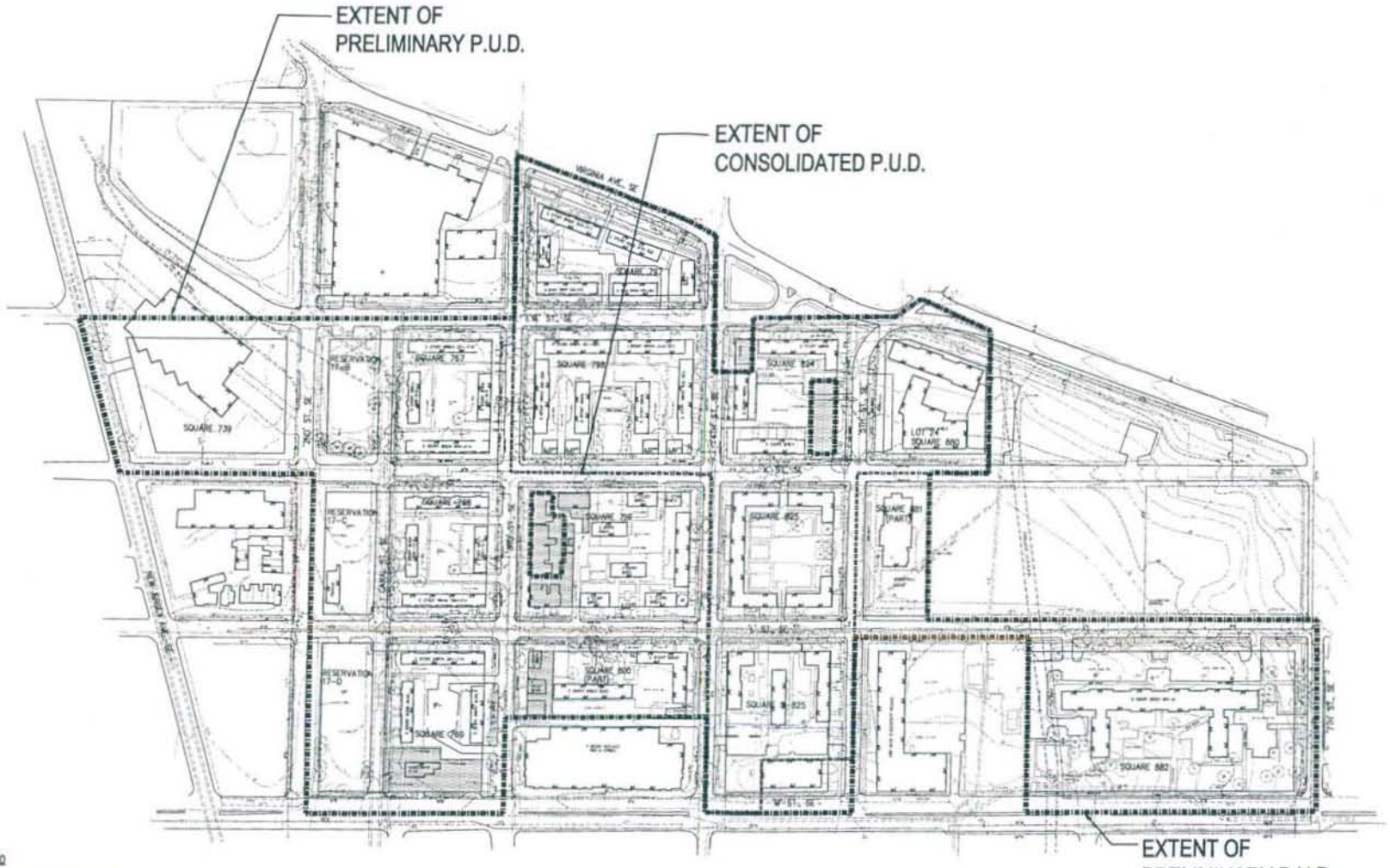
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PROPOSED ZONING

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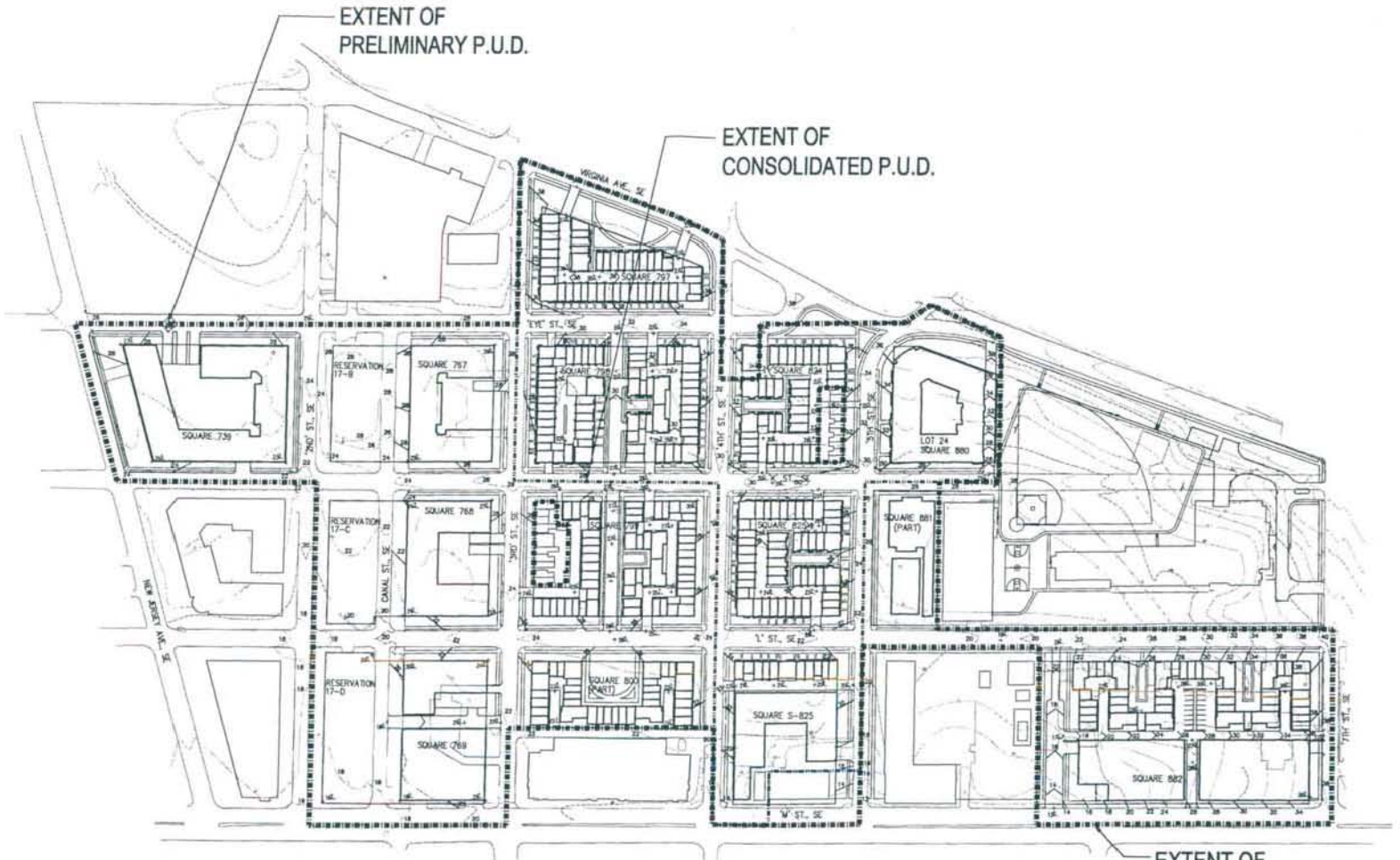
LEGEND

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- LOTS IN PRIVATE OWNERSHIP ALL OTHER PROPERTIES ARE IN PUBLIC OWNERSHIP

GRAPHIC SCALE

PRELIMINARY P.U.D. - EXISTING CONDITIONS PLAN

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LEGEND

SQUARE	AREA	
739	70,732.58 SQ. FT.	1.624 ACRES
767	77,412.97 SQ. FT.	1.777 ACRES
768	79,001.80 SQ. FT.	1.814 ACRES
769	97,303.54 SQ. FT.	2.234 ACRES
797	42,508.38 SQ. FT.	0.976 ACRES
798	77,413.69 SQ. FT.	1.777 ACRES
799	66738.71 SQ. FT.	1.532 ACRES
800	44,247.66 SQ. FT.	1.016 ACRES
824	39,363.53 SQ. FT.	0.904 ACRES
825	49,345.29 SQ. FT.	1.133 ACRES
S-825	60,983.60 SQ. FT.	1.400 ACRES
880 (LOT 24)	44,917.35 SQ. FT.	1.031 ACRES
881	36,356.76 SQ. FT.	0.835 ACRES
882	158,215.62 SQ. FT.	3.632 ACRES

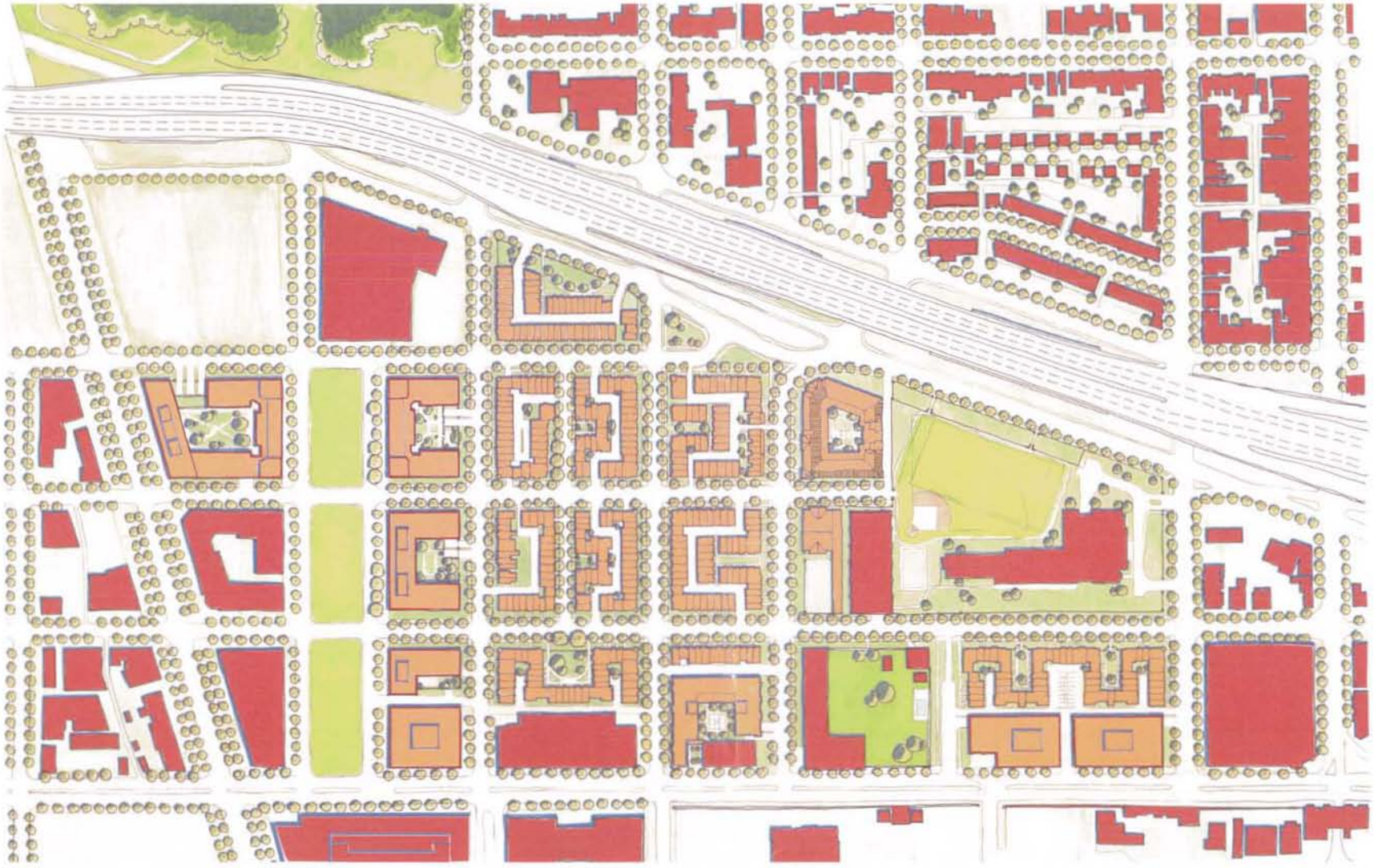
GRAPHIC SCALE

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PRELIMINARY P.U.D. - GENERAL SITE PLAN

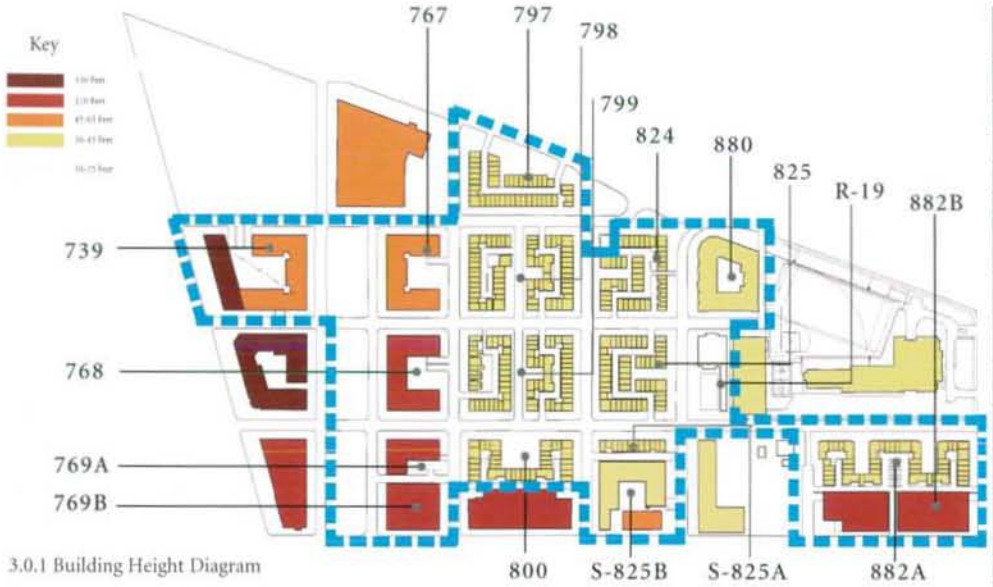
MAY 27, 2003

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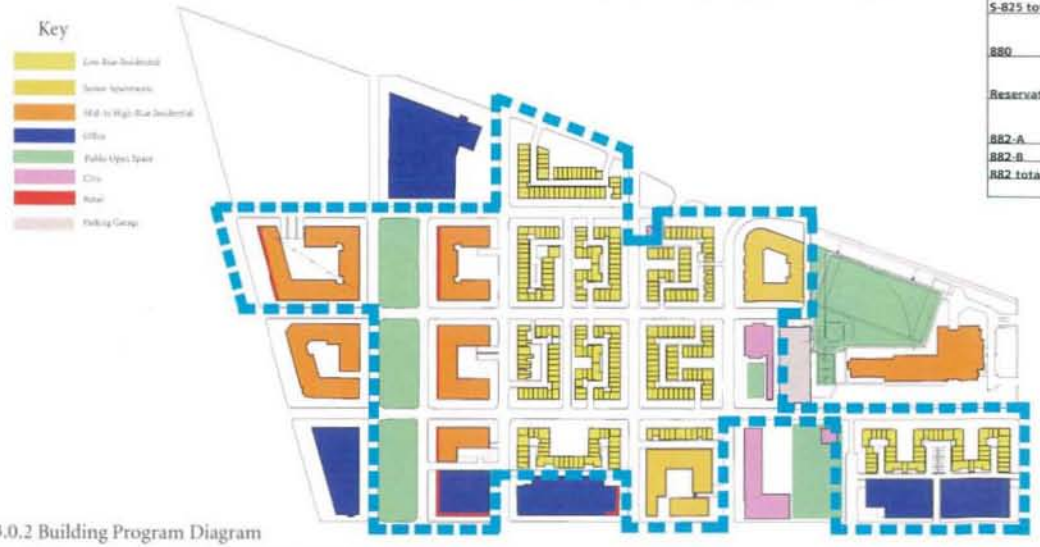


ILLUSTRATIVE SITE PLAN

MAY 27, 2003



3.0.1 Building Height Diagram



3.0.2 Building Program Diagram

Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of units	Sf of Office, retail	Square Dimensions			Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	65 to 130	322	6000	varies - see plan	51735	0.73	430013	70732.79	6.08
767	Residential: Apartments	6	65	147	6000	392.42' x 235.0'	30368	0.39	182210	77412.93	2.35
768	Residential: Apartments	11	110	295	6000	varies - see plan	30368	0.38	334052	79001.8	4.23
769 - A	Residential: Apartments	11	110	107	3000		15446		169906		
769 - B	Office	11	110		236,000		23,600		236,000		
769 total							39,046	0.40	405,906	97303.54	4.17
797	Residential: Townhomes/ Stacked Units	3 to 4	30-45	47		varies - see plan	25788	0.61	94,972	42508.38	2.23
798	Residential: Townhomes/ Stacked Units	3 to 4	30-45	75		329.42' x 235.0'	41384	0.53	141,422	77413.65	1.83
799	Residential: Townhomes/ Stacked Units	3 to 4	30-45	60		329.42' x 235.0'	34492	0.52	122,055	66738.71	1.83
800	Residential: Townhomes/ Stacked Units	3 to 4	30-45	46		varies - see plan	23752	0.54	77,966	44247.64	1.76
824	Residential: Townhomes/ Stacked Units	3 to 4	30-45	41		210.6' x 235.0'	22512	0.57	29,732	39363.53	0.76
825	Residential: Townhomes/ Stacked Units	3 to 4	30-45	57		209.98' x 235.0'	31188	0.63	61,284	49345.29	1.24
S-825-A	Residential: Townhomes/ Stacked Units	3 to 4	30-45	13			7035		25,411		
S-825-B	Residential Senior Apartments	8	45	198			32592		166,717		
S-825 total						210.45' x 290.15'	39627	0.65	192,128	60983.6	3.15
880	Residential: Senior Apartments	4	50	162		varies - see plan	32582	0.73	128053	44917.35	2.85
Reservation 19	Community Center					132'-0"x275'-4"	18000	0.49	18000	36551	0.49
882-A	Residential: Townhomes/ Stacked Units										
882-B	Office	9 to 10	110		496,000	245'-8" x 148'-3"	45090		496000		
882 total					496,000		85014	0.54	627,288	158215.8	3.96

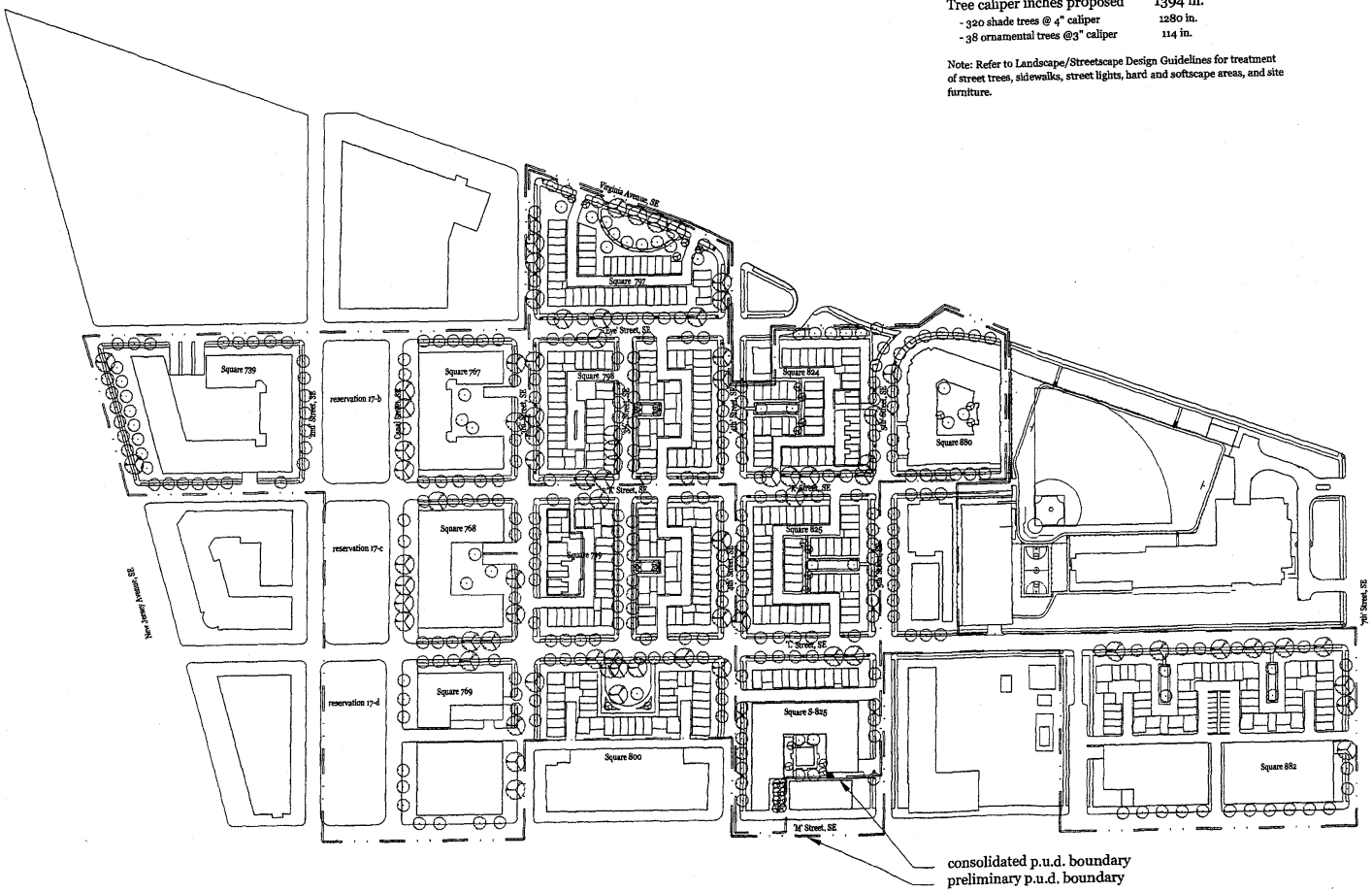
SITE PLAN DEVELOPMENT DATA

MAY 27, 2003

SITE DATA

Tree caliper inches removed	1339 in.
Tree caliper inches proposed	1394 in.
- 320 shade trees @ 4" caliper	1280 in.
- 38 ornamental trees @3" caliper	114 in.

Note: Refer to Landscape/Streetscape Design Guidelines for treatment of street trees, sidewalks, street lights, hard and softscape areas, and site furniture.



LEGEND

- Existing tree to remain
- Proposed shade tree
- Proposed ornamental tree
- Proposed street light

SCALE: 1"=80'-0"

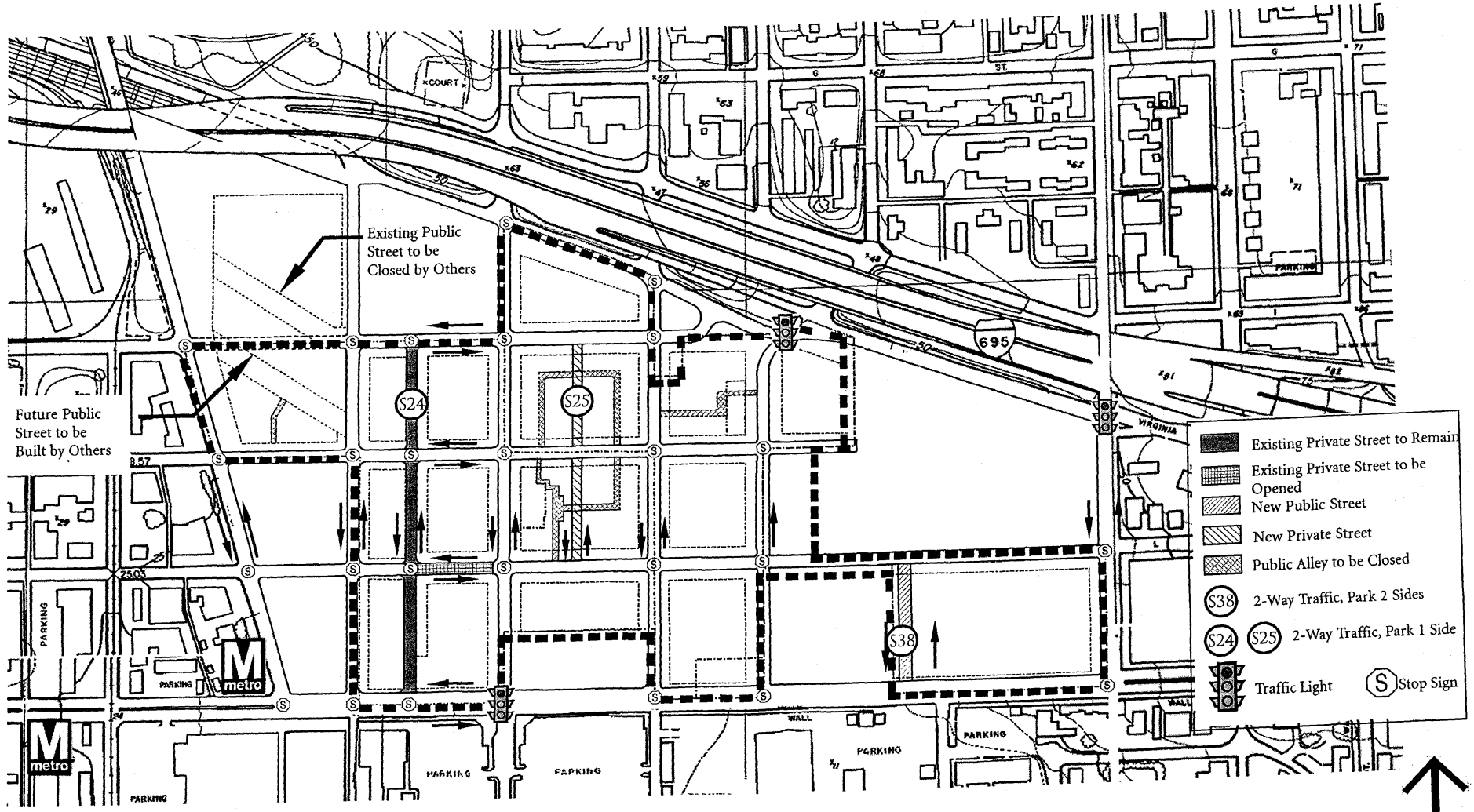
LANDSCAPE PLAN - PRELIMINARY P.U.D.

May 27, 2003

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CIRCULATION PLAN

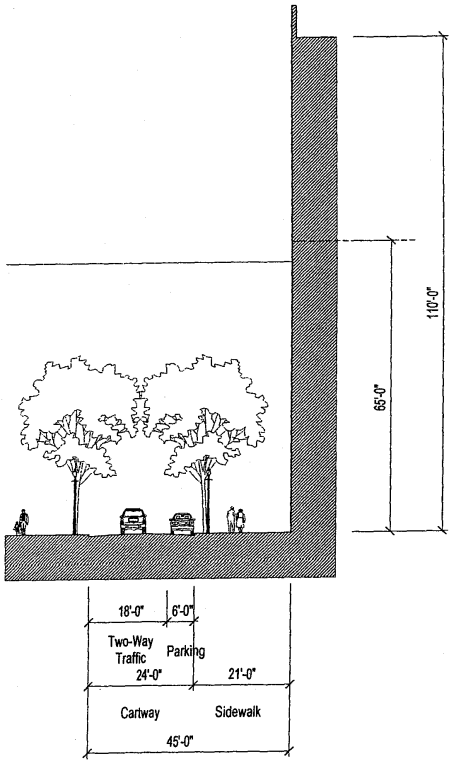
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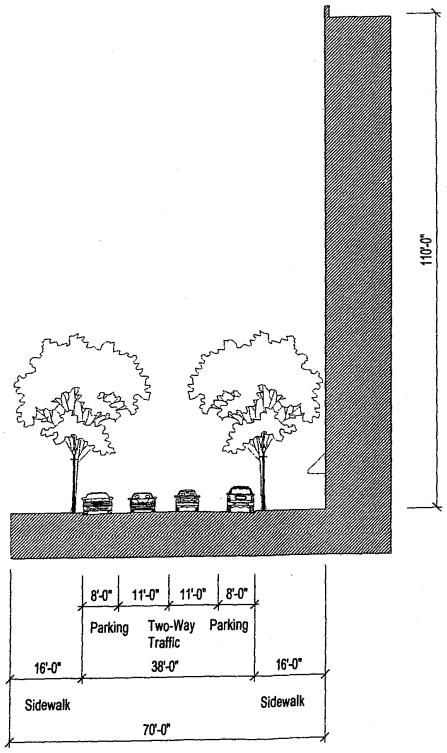
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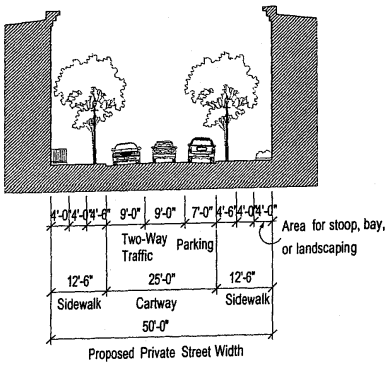
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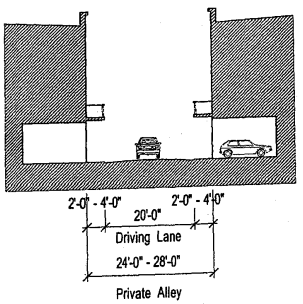
S24 2nd Street Place



S38 6th Street



S25 3rd Street Place



Private Alley

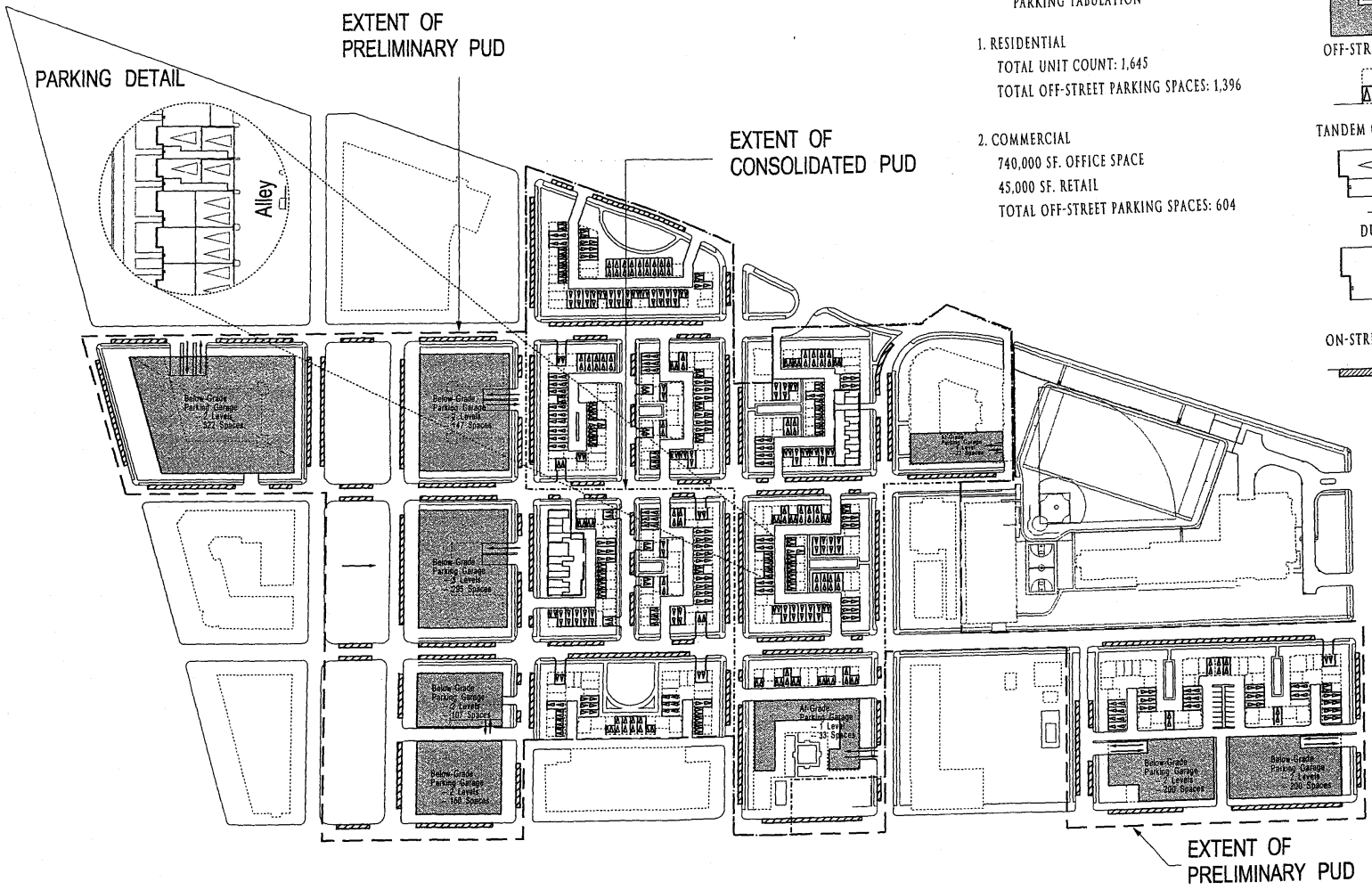
SCALE: 1"=10'-0"

STREET SECTIONS

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PARKING TABULATION

1. RESIDENTIAL
   TOTAL UNIT COUNT: 1,645
   TOTAL OFF-STREET PARKING SPACES: 1,396

2. COMMERCIAL
   740,000 SF. OFFICE SPACE
   45,000 SF. RETAIL
   TOTAL OFF-STREET PARKING SPACES: 604

PARKING KEY

PARKING GARAGE

OFF-STREET PARKING SPACES

TANDEM (ONE OWNER) - DETAIL

DUAL - DETAIL

ON-STREET PARKING SPACES

SCALE: 1"=80'-0"

PARKING PLAN

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Urban Design Goals

The larger urban design goal for the revitalization of the Capper/Carrollsburg site is to create a new neighborhood that is integrated with the larger community within which it sits. Three figure-ground drawings on the right show the evolution of the Capper/Carrollsburg site over time. The proposed reconstruction of the site rebuilds the neighborhood in keeping with the urban design traditions of Washington D.C. neighborhoods. These include a residentially-scaled block structure, a pattern of major and minor streets with larger mixed-use buildings placed on major streets and open spaces, generous L'Enfant plan right-of-ways and a hierarchy of public spaces including neighborhood open spaces as well as more civic open spaces established in the L'Enfant plan. The organization of these components is illustrated in the Urban Design diagram on the right. This returns the site to some of the character it had prior to the construction of the public housing in the 1960's. It likewise allows the site to serve as an integral part of the city and as a key link between surrounding communities, especially between the city and the Anacostia waterfront.

The guidelines that follow are designed to support this larger set of urban design goals. They support and enhance the urban design of the neighborhood as described in the other Preliminary PUD documents, providing an additional set of guidelines that control secondary systems such as facade development and streetscape guidelines.

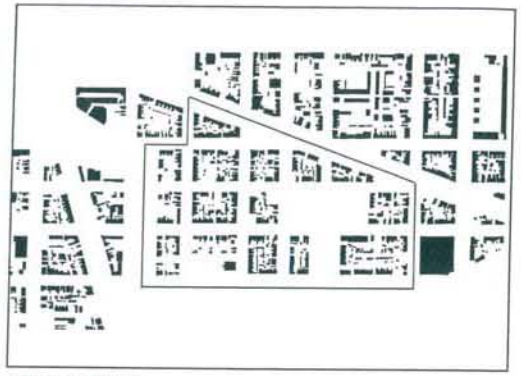
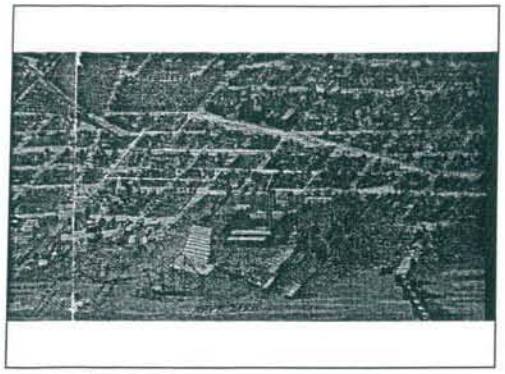


Figure-Ground 1928



1884 Adolphe Sachse Illustration

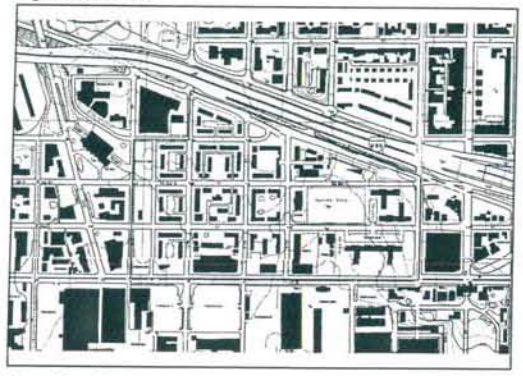
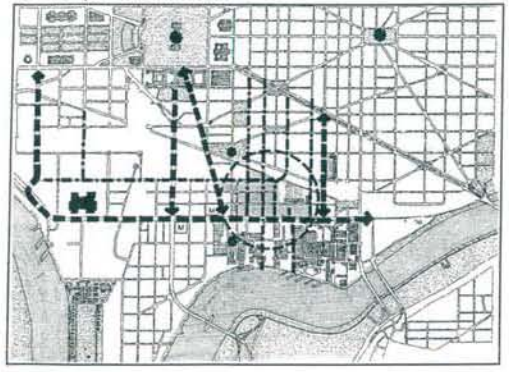


Figure-Ground 2002



Site Conditions Plan

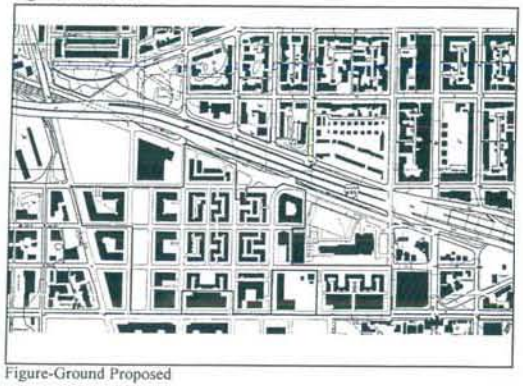
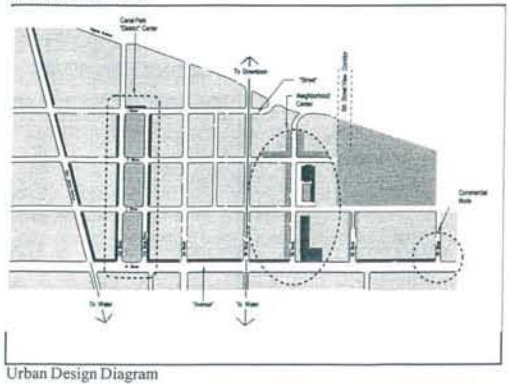


Figure-Ground Proposed



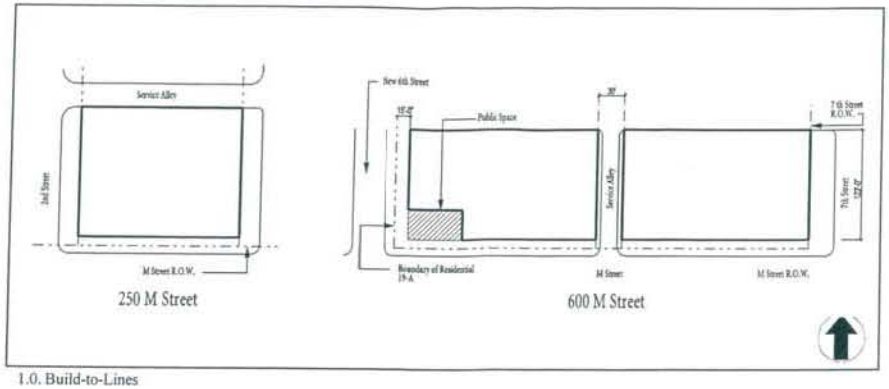
Urban Design Diagram

Design Guidelines

Commercial Buildings	UD 1.0-1.1
Multi-family Buildings	UD 2.0-2.2
Low-Rise Residential	UD 3.0-3.2
Landscape	UD 4.0

Build-to-Lines

The continuation of M Street as a primary mixed-use corridor of the Capper/Carrollsburg neighborhood, and of the larger district within which it sits is a primary urban design goal. The continuity of building edges and of street walls is the means through which this is achieved. Build-to lines are established consistent with adjacent edges. Buildings along M Street must be built to a Build-to line established by the setback of the existing office building at Square 800; public street faces shall be built at the street R.O.W. 80% of building faces are required to be built to Build-to lines. A public space which may be either covered or open to the sky is established at the corner of the new 6th and M streets. All ground floor retail must be located at Build-to lines at M Street and at 2nd Street.



1.0. Build-to-Lines

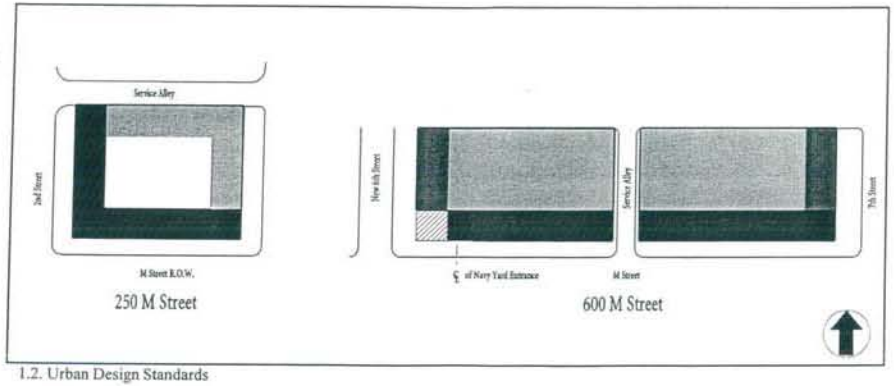


1.4. Example of 11-Story Office Building

Building Height and Program

Building heights for the office program along M Street shall respect the vision of M Street as a primary mixed-use avenue. Building heights shall be at 110 feet to establish an appropriate spatial volume and to provide for the program density that will create a vibrant and enlivened mixed-use street.

Building program shall include public uses at the ground level, either office lobbies or retail, with office uses above.



1.2. Urban Design Standards



1.5. Example of Office Building with Bay Windows & Base with Civic Scale

Urban Design Standards

The office at 250 M Street should be designed to recognize its role as a gateway into Canal Park. Primary office entry shall be from M Street with retail entrances at M and 2nd Street. The corner of 2nd and M Street is a significant urban place, establishing both a termination to M Street at the Canal Park and a gateway to the park.

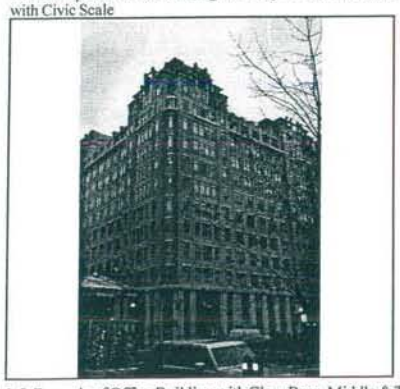
The buildings at 600 M Street shall establish an appropriate hierarchy between their M Street, side and rear facades. The relationship to the 6th Street entrance to the Navy Yard should be recognized in either a corner element or the extension of the public space at the corner of the new 6th and M Streets.

Key

- Primary Public Facade
- Secondary Public Facade
- Transitional Facade
- Corner Element/ Facade Element



1.3. Perspective of the Federal Gateway Building



1.6. Example of Office Building with Clear Base, Middle & Top



1.1.1. Facade Organization

1.1.2



1.1.3. Parking and Loading Diagram



1.1.4. Example of Building with Multiple Expression Lines at the Base



1.1.5. Photo of Navy Yard Entrance at 7th Street, designed by Benjamin Latrobe

Facade Organization

The articulation of building facades should correspond with program elements and with the larger urban design standards established in Diagram 1.2.

250 M Street

The facades of the 250 M Street building should recognize the significant role this building establishes as a gateway to the Canal Park. The image of the Federal Gateway should be taken into account in the design of 250 M Street; these together operate as a visual gateway to the Canal Park. The facade wall should be divided horizontally into a clear bottom, middle and top. The bottom should be a minimum of two stories in height to establish an appropriately civic scale; this subdivision should be established by a building "expression line" whose definition may include a cornice line, change in materials or in facade patterns. Retail fenestration at the ground level should be organized into a 30' repetetive bay structure typical of neighborhood retail. Fenestration within the retail should be a minimum of 60% glazing with no reflective or tinted glass permitted. The height of sill above grade within these glazed surfaces is a maximum of 3'-0". The maximum amount of glazed surface within the office portion of the structures should be 70%. The top or attic story should be 2 stories in height and established by an "expression line" that may be a cornice line, a change in materials, in facade patterns or a building setback. Maximum building setback at the attic level is 10'.

Office at 600 Block of M Street

The office at the 600 block of M Street shall relate both to the character of M Street office buildings, to the residential fabric to the north and to the unique character of the Navy yard and its M street facade. Requirements for retail fenestration are the same as for 250 M Street (1.1.5). The character of surrounding buildings may be recognized either in the articulation of the lower floors of the buildings (see 1.1.4) or in the overall articulation of building facades, which may be more residential in character (see 1.5 & 1.6). M Street facades should be hierarchically distinguished from those at 6th and 7th Streets and should generally be more civic in scale. The 7th Street facade should relate to adjacent residential uses; alley facades may be different from those on the street and should relate to residential uses across the way.

Materials

Building walls shall be finished in brick, stone(including cast or synthetic), concrete, metal or glass. Ancillary buildings shall be constructed of the same materials as approved for the principle structure.

Utilities and Mechandical Equipment

HVAC equipment, utility meters, satellite dishes and other mechanical equipment shall not be visible from the street. They shall be located interior to the block or on roofs. Window air conditioning units are not permitted. Site utility structures such as transformers shall be located in the interior of the block.

Parking and Loading

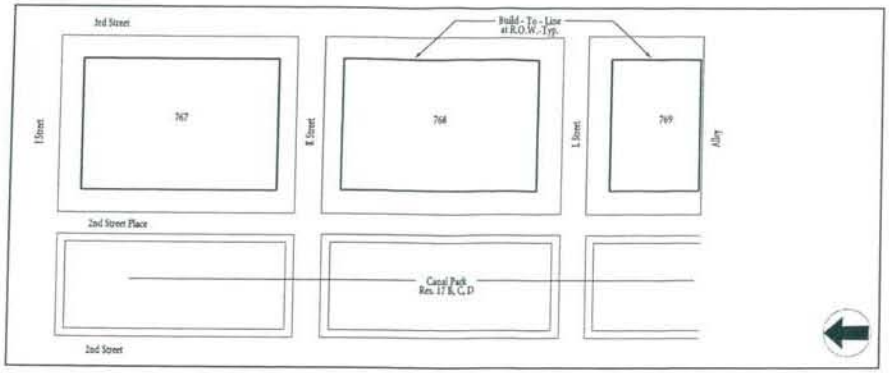
Parking shall be located in underground garages accessed from service alleys, 6th Street or 7th Street (see 1.1.3). Loading shall be provided as per DC code; loading berths shall be accessed from new service alleys.

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.



2.0. Build-To Diagram

Building Height and Program

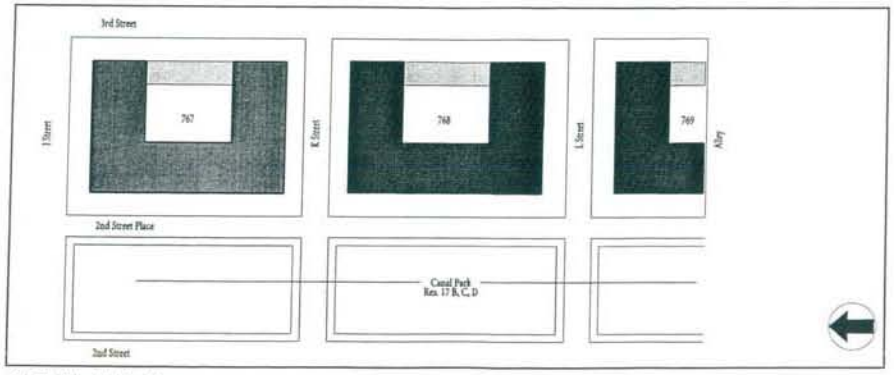
A key to the success of the Canal Park will be the intensification and enrichment of uses that will create the vibrancy necessary for a vital urban place. Equally important is the creation of a spatially coherent and well-ordered public place. The west side of the park is currently being developed in 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'



2.1. Building Height Diagram

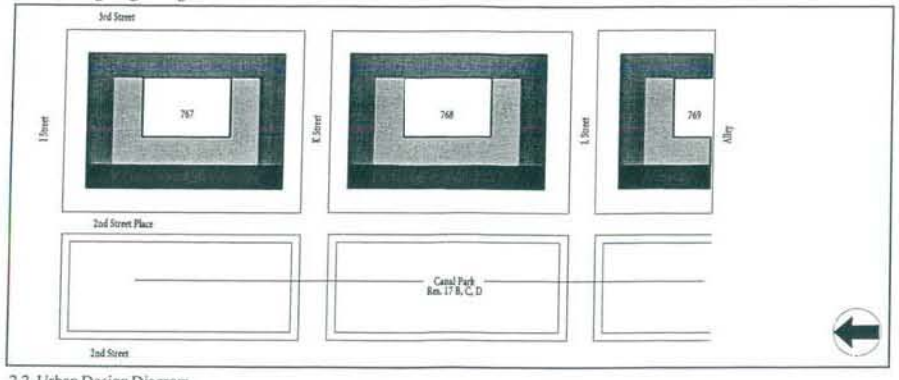
Urban Design Standards

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 siginificance 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 a unique character by virtue of the apartment semi-public courts.

Key

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



2.2. Urban Design Diagram



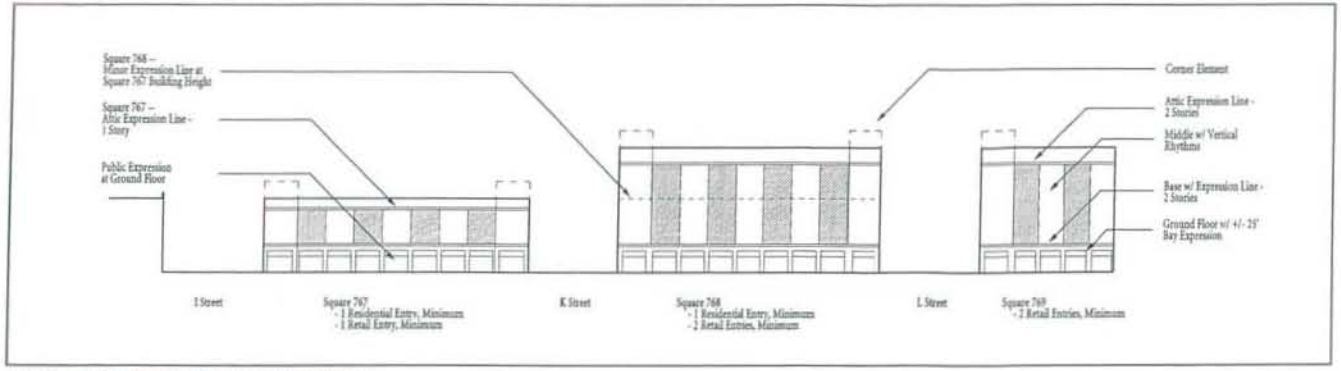
2.3. Example of 11-Story Building with Vertical Bays



2.4. Example of Building with Vertical Bays and Voids



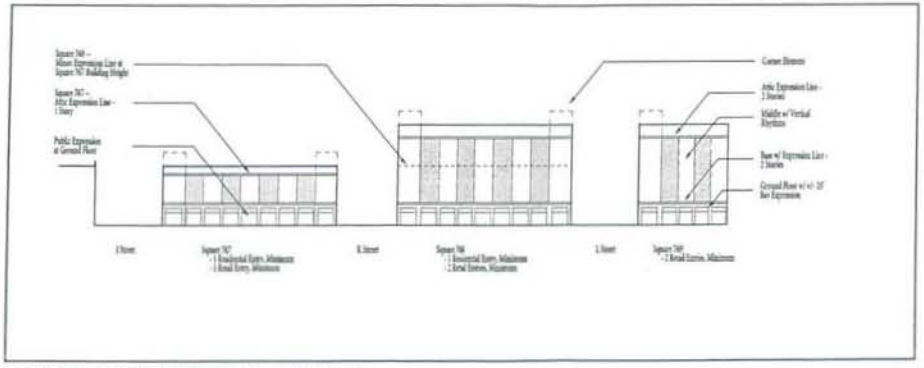
2.5. Example of Corner Treatment



2.1.0. Facade Organization Diagram - 2nd Street Place



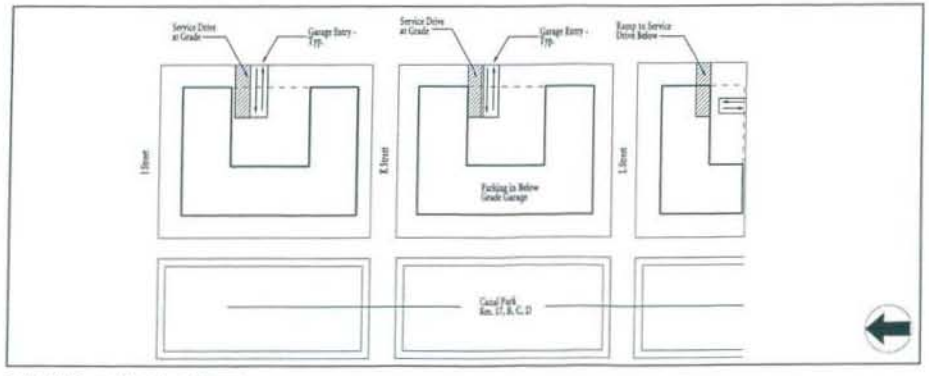
2.1.1.Example of Vertical Articulation w/ Material Differentiation



2.1.2. Facade Organization Diagram - L, K, & I Streets



2.1.3. Example of Vertical Bays & Articulate Base, Middle, Top



2.1.4. Parking and Loading Diagram

Facade Organization

The articulation of building facades should correspond with program elements and with the larger urban design standards established in Diagram 2.2.

Canal Park Facade - Squares 767, 768, 769

The Canal Park Facades are hierarchically the most public building faces; Diagram 2.1.0 establishes the key components of the 2nd Street Place wall. The wall should be divided horizontally into a clear bottom, middle and top. The bottom level should be two stories in height to establish an appropriately civic scale; this subdivision should be established by a building "expression line" whose definition may include a cornice line, change in materials or in facade patterns (see 3.5, 4.1, 4.3). The retail fenestration on the ground level should be organized into a 25' repetetive bay structure typical of neighborhood retail. Fenestration within the retail should be a minimum of 60% glazing with no reflective or tinted glass permitted. The height of sill above grade within these glazed surfaces is a maximum of 3'-0". The middle portion of the facade should express its residential function; large-scale vertical rhythmns should be established within this to establish a more monumental scale and to break up the considerable length of these surfaces (see examples). The top or attic story should be 2 stories in height and established by an "expression line" that may be a cornice line, a change in materials, in facade patterns or a building setback. Maximum building setback at the attic level is 10'.

Facades should have three-dimensional qualities; bay projections should conform to DC Code: minimum recessed balcony depth is 3'-0". If a facade possesses neither bays, recessed balconies, nor attics, the minimum dimension for the external face of building materials to the face of glazing is to be 5".

East-West Transition Facades - Squares 767, 768, 769

The K and L Street facades of of the Canal Park should establish a transition from the large scale public order of the Canal Park to the intimate scale of the low-rise blocks to the west (see 2.1.2). The botton, middle, top articulation of the Canal Park Blocks should wrap the corner with a vertical subdivision to create a corner transition element. The adjacent facades should establish an expression line at two stories to relate to the height of the adjacent low-rise structures; Squares 767 and 768 should incorporate multiple ground floor entries to ground floor units within these two stories. Minor corner articulations may be established at the 3rd Street corners.

Materials

Building walls shall be finished in brick, stone (including cast or synthetic), concrete, metal or glass. Synthetic stucco is permitted at the upper stories to a maximum of two stories. Ancillary buildings shall be constructed of the same materials as approved for the principle structure.

Utilities and Mechandical Equipment

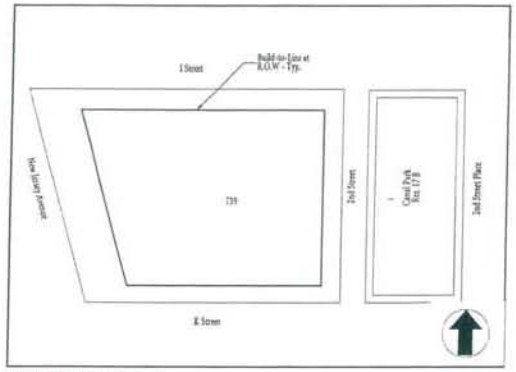
HVAC equipment, utility meters, satellite dishes and other mechanical equipment shall not be visible from the street. They shall be located interior to the block or on roofs. Window air conditioning units are not permitted. Site utility structures such as transformers shall be located in the interior of the block.

Parking and Loading

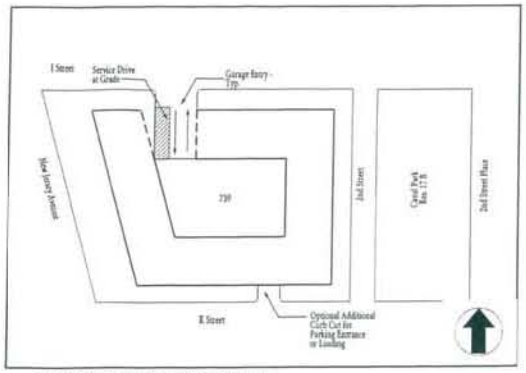
Parking for residential units shall be located in underground garages accessed either from 3rd Street or from an alley. Loading shall be provided as per DC code; loading berths shall be accessed from 3rd Street and removed from the street.

Build-to Lines

Build-to lines are established at the right of way lines of the block. This will ensure continuity with planned and on-going development on the squares to the south. Buildings must have 80% of their building frontage at build-to lines. Balconies, bays, eaves signage, awnings and other similar elements and structures may encroach beyond the Build-to lines according to D.C. regulations.



2.3.0. Build-To Diagram



2.3.3. Parking and Loading Diagram

Facade Organization

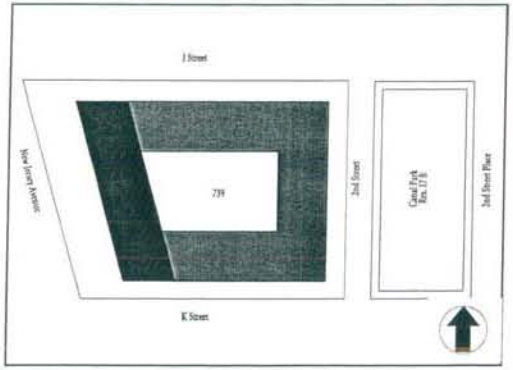
The articulation of building facades should correspond with program elements and with the larger urban design standards established in Diagram 2.2.2.

The Canal Park and the New Jersey Avenue facades are hierarchically the most public building faces. Components of the 2nd Street façade will be similar to those described in Diagram 2.1.0 for Square 767. Horizontal divisions and façade depth shall be the same as those described for the Canal Park facades on UD-2.1.

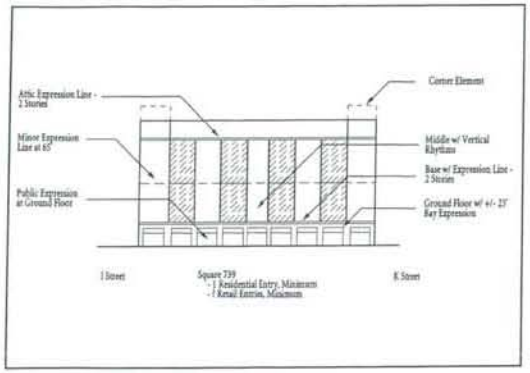
The facades along K and L Street (2.3.5) will transition from the 130 height on New Jersey Avenue to the 65 foot height fronting onto the Canal Park. Appropriate façade elements shall be introduced to articulate this change in scale. The facade at New Jersey Avenue (2.3.4) is conceptually similar to those at the Canal Park with a clear subdivision into a base, middle and top. Vertical and horizontal articulation, and fenestration requirements are equivalent to those described for the Canal Park facades on UD 2.2.

Building Height and Program

The building mass at Square 739 is at a key transitional place in the urban fabric; the variety of building heights located within it respond to these conditions. Building height along the Canal Park at 2nd Street face, in concert with that at Square 767, will be up to 65 feet, establishing a cohesive spatial volume for the park at its northern end. The New Jersey Avenue building frontage responds to the vision of this street as a grand avenue in the Washington tradition and is established at a maximum of 130 feet. This is in concert with planned development on Square 740.



2.3.1. Building Height Diagram



2.3.4. Facade Organization at New Jersey Avenue

4-6 Stories or a maximum of 65'

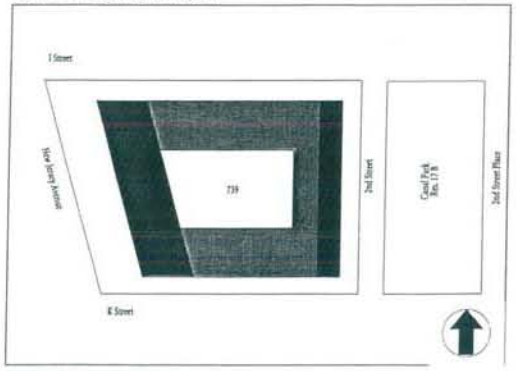
10-13 Stories or a maximum of 130'

Materials

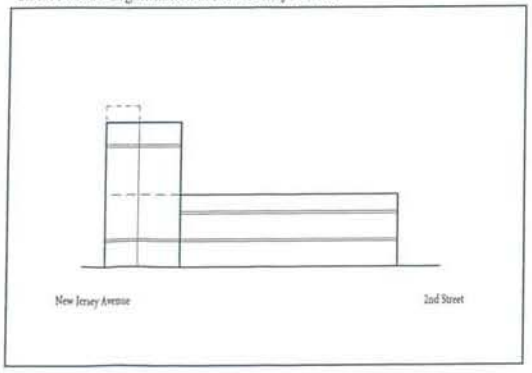
Building walls shall be finished in brick, stone (including cast or synthetic stone), concrete, metal or glass. Synthetic stucco is permitted at the upper stories to a maximum of two stories. Ancillary buildings shall be constructed of the same materials as approved for the principal structure.

Urban Design Standards

Two faces of Square 739 front onto two primary public places – New Jersey Avenue and the Canal Park. These two separate public conditions should be recognized in the scale and mass of the buildings and in the public nature of building facades. The geometry of the block is the result of the diagonal of New Jersey Avenue and the rectangular orientation of the rest of the block; this juncture in geometries may be celebrated at the corner of L Street and New Jersey Avenue. L Street is a primary east-west connection, thus gains in importance as a minor gateway into the Canal Park and the new neighborhood.



2.3.2 Urban Design Diagram



2.3.5 Facade Organization at K Street

Primary Public Facade

Transitional Facade

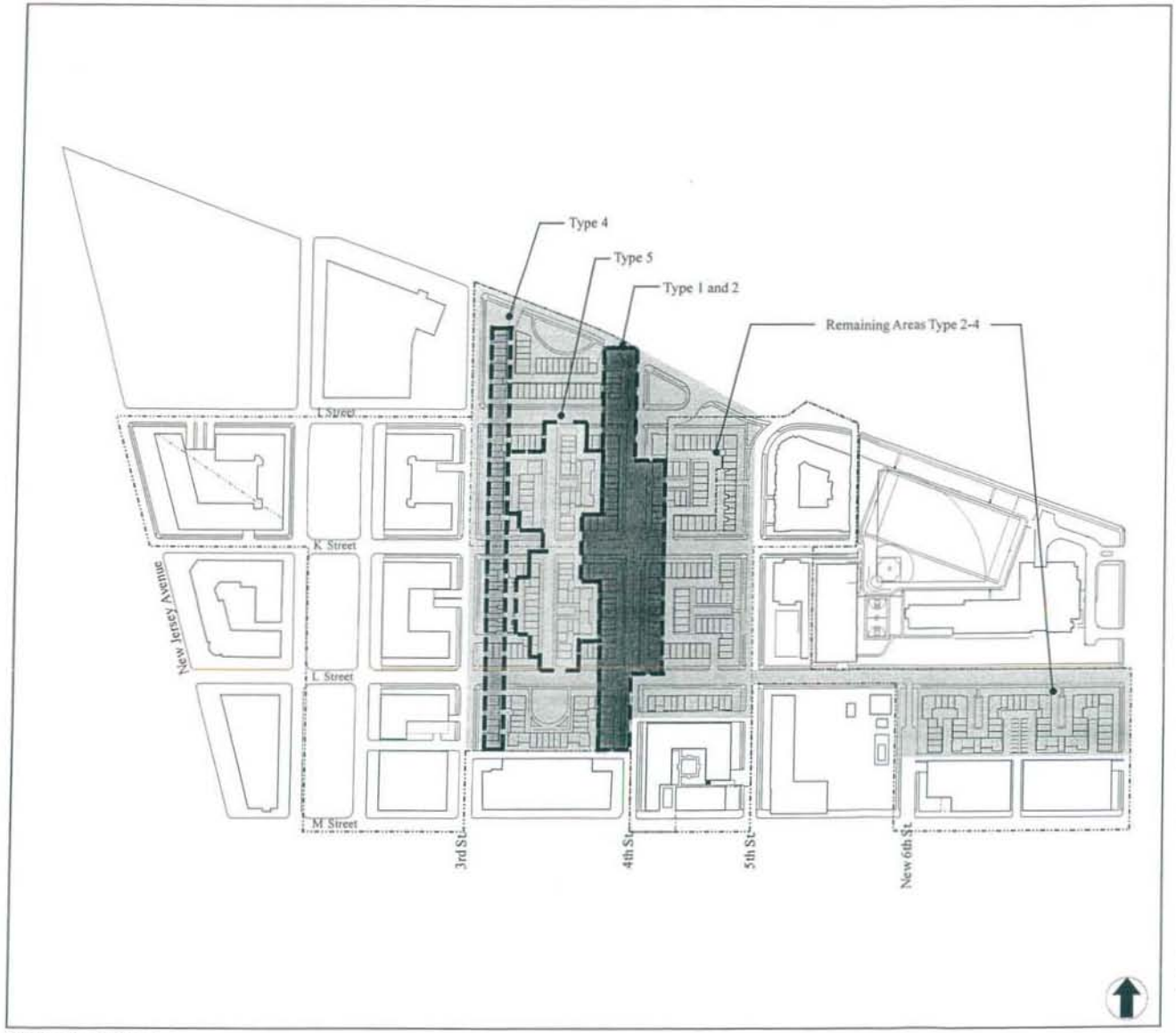
Corner Element

Utilities

HVAC equipment, utility meters, satellite dishes and other mechanical equipment shall not be visible from the street. They shall be located interior to the block or on roofs. Window air conditioning units are not permitted. Site utility structures such as transformers shall be located in the interior of the block.

Parking

Parking for residential units shall be located in underground garages accessed from either L or K streets. Loading shall be provided as per DC code; loading berths shall be accessed from L or K streets and removed from the street.



3.0 Urban Design Diagram

Build-to-Lines

90% of the building face of low-rise residential buildings shall be built to Build-to lines established at public or private street right-of-ways within the townhouse blocks. Exception to this is only allowed at blocks with semi-public courts. One court is permitted within any given block; in that instance one face of the block may have a minimum of 50% of building face at the street right-of-way.

Building Height

Low-Rise residential buildings shall range in height from 30 to 45 feet.

Urban Design

The Urban Design diagram (3.0) illustrates the distribution of streetscape types within the low-rise portion of the project. A primary urban design goal of the low-rise residential is to establish the continuous building fronts that create the public space of the streets, which is ensured by the establishment of Build-to lines. Also important to the articulation of street volumes is the coordination of streetscapes on either side of the street, rather than by block, in order to create cohesive street volumes.

Another important goal is to create the diverse character and patterns that belong to any good residential neighborhood. Additionally, the specific composition and character of street walls should be patterned on local conditions, particularly those of Capitol Hill, in order to integrate this new neighborhood within the broader urban landscape. Urban Design Diagram 3.0 identifies the location of specific street types within the neighborhood. These types, more fully described on the following pages, are based upon existing types within Capitol Hill. It is the intent of these types to illustrate not specific building styles or types but the method of their assemblage into streetscapes.

The organization of specific streetscape types on project streets are carefully crafted to support the larger urban design goals. Types 2 and 4 which are derived from 4th Street in Capitol Hill are placed on 4th Street within the project, establishing continuity through the development and creating a strong link between the city and the waterfront. 3rd Street Place within the project is the one new minor street and is patterned on Doppinger Place. 3rd Street is patterned on a streetscape type that is more monumental in nature, creating an appropriate scale relation with multi-family buildings on the west side of the street. Other streets borrow from a variety of types that creates the diversity belonging to good residential neighborhoods.

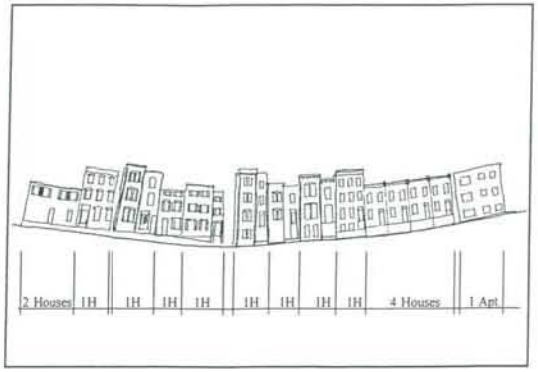
Materials

Exterior building materials are to be brick, painted brick, cementitious fiber board, stone or split face block. Rear elevations not visible from the street may be vinyl. The end units of buildings should have the same materials on all building elevations facing a public street. Cementitious fiber board may account for no more than 15% of the facades within a given building string. Side elevations that extend above adjacent lower buildings that are visible from the street should match the color of the front building face.

Parking

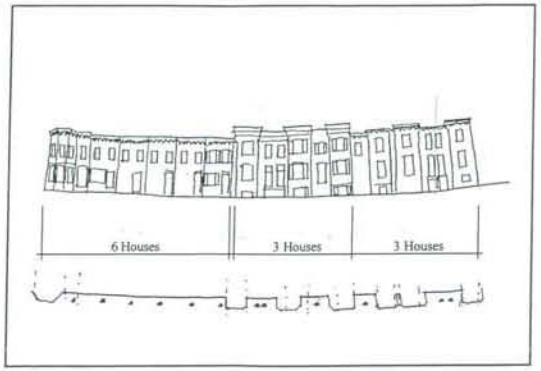
Parking for low-rise residential units shall be rear facing garages accessed from private alleys or on-street. A maximum of 7% of the units on the block may have front-accessed garages provided that garages are located on a side building elevation and that the provision of such garages provides contunuous building frontages on streets, closing off views of internal alleys.



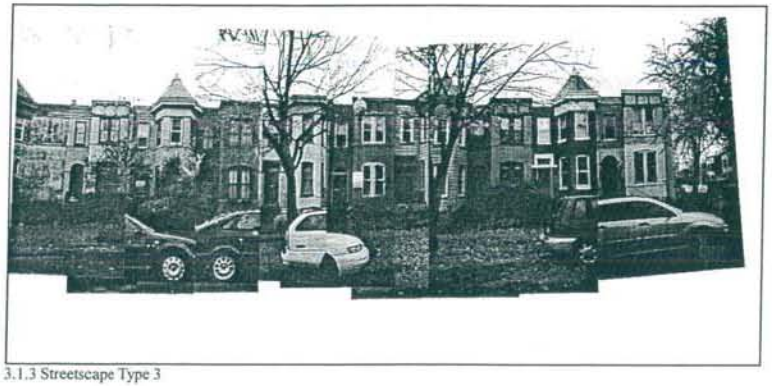


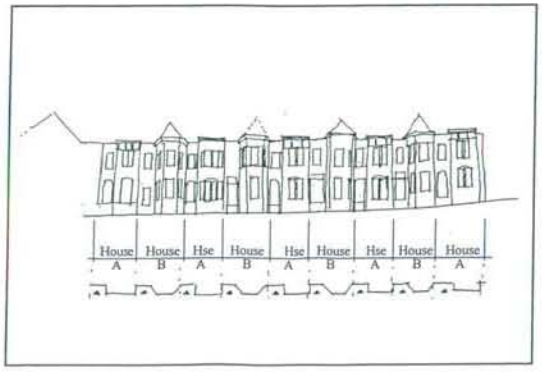
3.1.1 Streetscape Type 1





3.1.2 Streetscape Type 2





3.1.3 Streetscape Type 3

Streetscape Organization

The goal of this distribution is to establish important continuity with Capitol Hill along north-south streets with a hierarchy established at 4th street which is a primary link from Capitol Hill to the waterfront, as well as to achieve appropriate degrees of diversity within the overall project.

Streetscape Type 1

This streetscape type is based on the composition of 4th Street blocks north of Virginia Avenue. These blocks are characterized by a high-level of idiosyncrasy -- within building heights, facade styles and material distinctions. The impression received is of a street which has evolved over time and been developed one building at a time. Little coordination between adjacent facades occurs and a wide range of building styles, materials and colors are evident within the street. Both bays, in a variety of types, and flat facades are included.

Streetscape Type 2

This streetscape type is based on the composition of 4th Street between H Street and Virginia Avenue. A lesser degree of idiosyncracy is achieved here in overall facade type distribution than in Type One. A single facade type is repeated, but generally in ranges of three to four in a group. Building materials and/or colors are unique to each building. The square bay predominates.

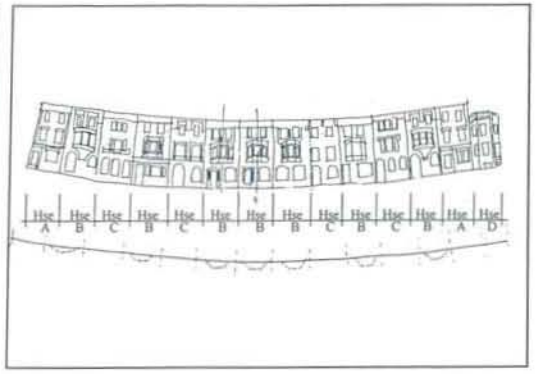
Streetscape Type 3

In this street type a wide diversity of facade type is exchanged for the alternation of two types. A more subtle variation is achieved, in this instance between the alternation of a faceted and a rectangular bay front facade, and a flat cornice and roof turret. This achieves a regularized and composed building story, as opposed to the more random composition of Types One and Two. Building colors are different for every facade.

Streetscape Type 4

This streetscape is a formally composed building string. Buildings are arranged within the string in a symmetrical composition with a clear middle and end. While the string includes three different facade types a single style informs all the buildings. The overall effect, except for the distribution of building colors which vary for every facade, is of a building constructed at one time and informed by a unified architectural vision or language. A more monumental character is achieved.



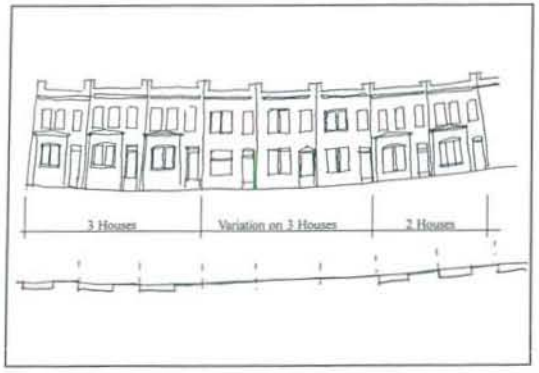


3.2.1Streetscape Type 4

Streetscape Type 5

This streetscape type belongs to minor places and streets and is based on Duddington Place at Garfield Park. The articulation of building facades is here more low-style than high-style, with features such as less articulate cornices and narrower bays. Several facade types are included with an unorchestrated variation between facades that repeat in groups of four or five and those that change with every building. Similar to all other facade types materials and/or colors change with every building.





3.2.2Streetscape Type 5

Landscape Guidelines

Typical Streetscape

The treatment for the public realm on most streets in the Capper/Carrollsburg dwellings consists of a five foot wide planting strip, a six foot wide sidewalk, and a front yard treatment for the residential units. The planting strip is a lawn verge with street trees planted on or about 40' on center. A specific menu of street trees by location follows. The sidewalks are poured in place concrete. The front yards vary in depth; most typically they are fourteen feet from back of sidewalk to face of building and feature three foot wide unit walkways, lawn, and foundation plantings. Ornamental metal fencing placed at the sidewalk is also an option. Steps or stoops to the residential units are a part of the architecture. It is important to note that while these "front yards" will be individualized, they remain in the public right-of-way. Foundation planting will consist of shrubs and groundcovers, with 80% of the plantings evergreen.

Special Streets

Two streets in this project area merit special treatment – M Street and Second Street. M Street is predominantly a commercial street, and thus its treatment should reflect that land use. To that end, the entire streetscape should be paved in a continuous sidewalk. The material may be either exposed aggregate concrete or precast concrete London walk pavers, but only one material shall be utilized within a given block. Street trees in tree grates shall be provided at a maximum spacing of 40' on center. Street lights should be placed at 60'-80' on center, and centered between street trees. Two benches, two trash cans, and one bicycle rack shall be provided per block.

Second Street is a special street for mid- and high-rise residential and is planned to flask a linear green park. Because of this, the sidewalks shall be paved with unit pavers – bricks, concrete pavers, or London walk pavers. Landscape elements such as raised planters may be introduced within the sidewalk to subdivide the sidewalk area and introduce additional greenery. Consideration shall be given to the proposed designs of streetscapes at 2nd Street on the western side of the Canal Park to achieve an appropriate harmony and balance across this important L'Enfant plan space. Street trees in grates shall be provided at 30' on center to facilitate a fuller tree canopy, and street lights should be placed at 60' centers; centered between trees. Four benches, two trash cans, and one bicycle rack shall be provided per block to reflect the residential land use.

Streetscape Elements

The following menu of landscape materials are proposed:

Street Trees

M Street: Willow Oak
L Street: Red Maple
K Street: Red Maple
Eye Street: London Plane Tree
Virginia Avenue: Northern Red Oak
2nd Street: Sugar Maple
3rd Street: Northern Red Oak
4th Street: Honey Locust
5th Street: Silver Linden
6th Street: Japanese Zelkova
7th Street: Red Maple

Sidewalks

Typical sidewalks shall be 4" thick reinforced concrete on a gravel base. Special paving options include:

- Exposed aggregate concrete – 4" thick reinforced concrete on a gravel base.
- London walk pavers – 2" thick precast pavers set on a 4" thick concrete base, with a bituminous setting bed for the pavers. A gravel base shall be provided under the concrete base.
- Brick/concrete pavers – 2" thick pavers set on a 4" thick concrete base, with a bituminous setting bed for the pavers. A gravel base shall be provided under the concrete base.

Street Lights

The standard fixture is a Washington Globe, 15' in height, with lamp type, wattage, and color to match prevailing Department of Public Works standards.

Fences

Where applicable, fences may be applied to define front yards or entries to courtyards. When utilized, such front yard fences shall not exceed three feet in height. Fences shall be steel material, with vertical pickets, and shall feature a continuous top rail (no pointed pickets). Gates shall be steel as well, and shall conform to the style of the fence.

Site Furniture

Benches, trash cans, and bicycle racks shall conform to prevailing standards of the Department of Public Works.

Hardscape Elements

The majority of landscape areas within public spaces are comprised of trees and softscape elements as described in the Typical Streetscape guidelines. Hardscape areas within public spaces are described in the Special Street guidelines developed for 2nd and M Streets. Other hardscape areas may be developed within the private courtyards of Senior Building No. 1 and No. 2, as well as within the private courtyards of the multifamily buildings on Squares 739, 767, 768 and 769. The courtyard of the multifamily building on Square 768 may contain a private pool.