



ZONING COMMISSION
 CASE No. 08-04
 EXHIBIT No. 17

AERIAL VIEW



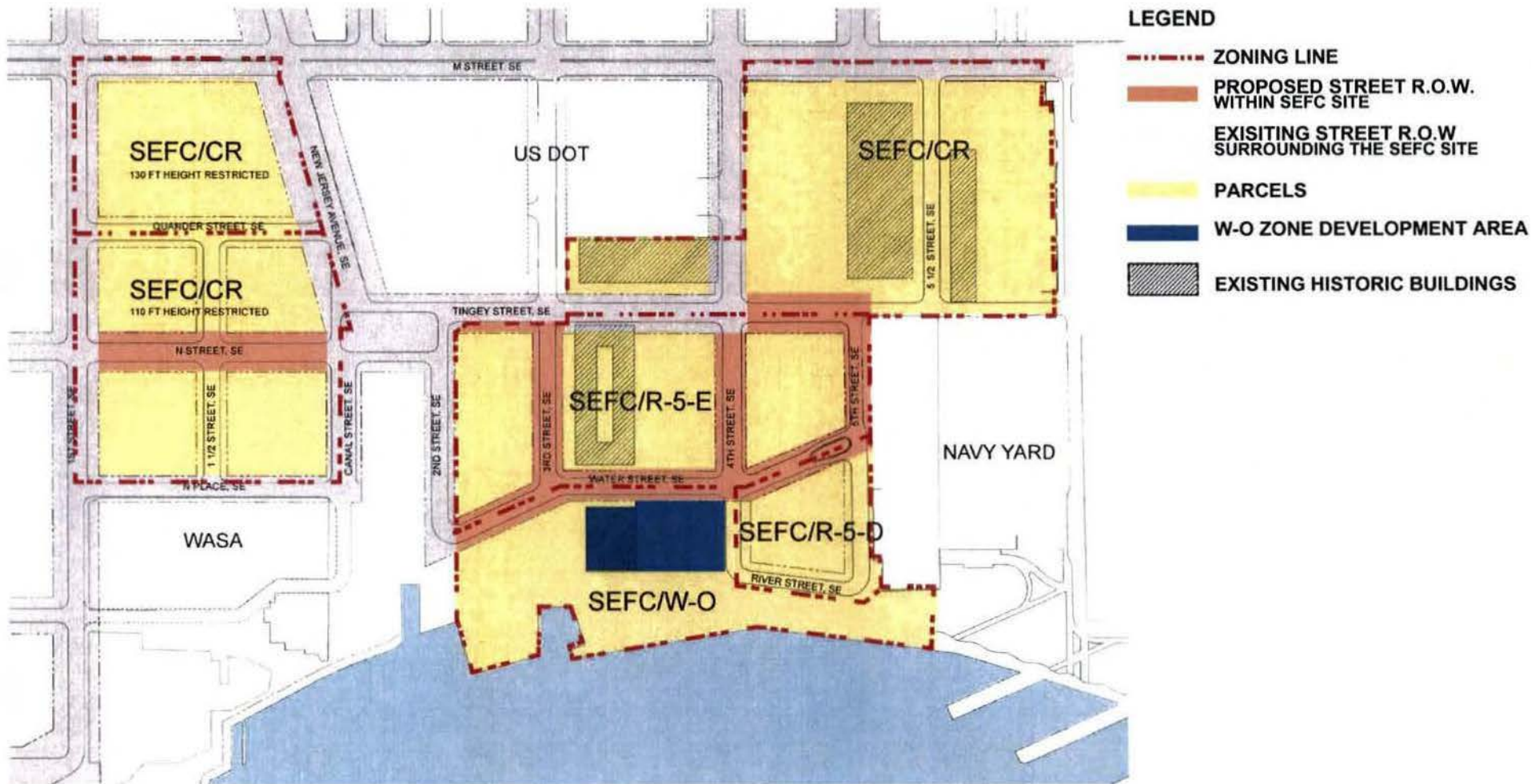
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Zoning Commission 5/29/2008

ZONING COMMISSION
 District of Columbia
 CASE NO.08-04
 EXHIBIT NO.17



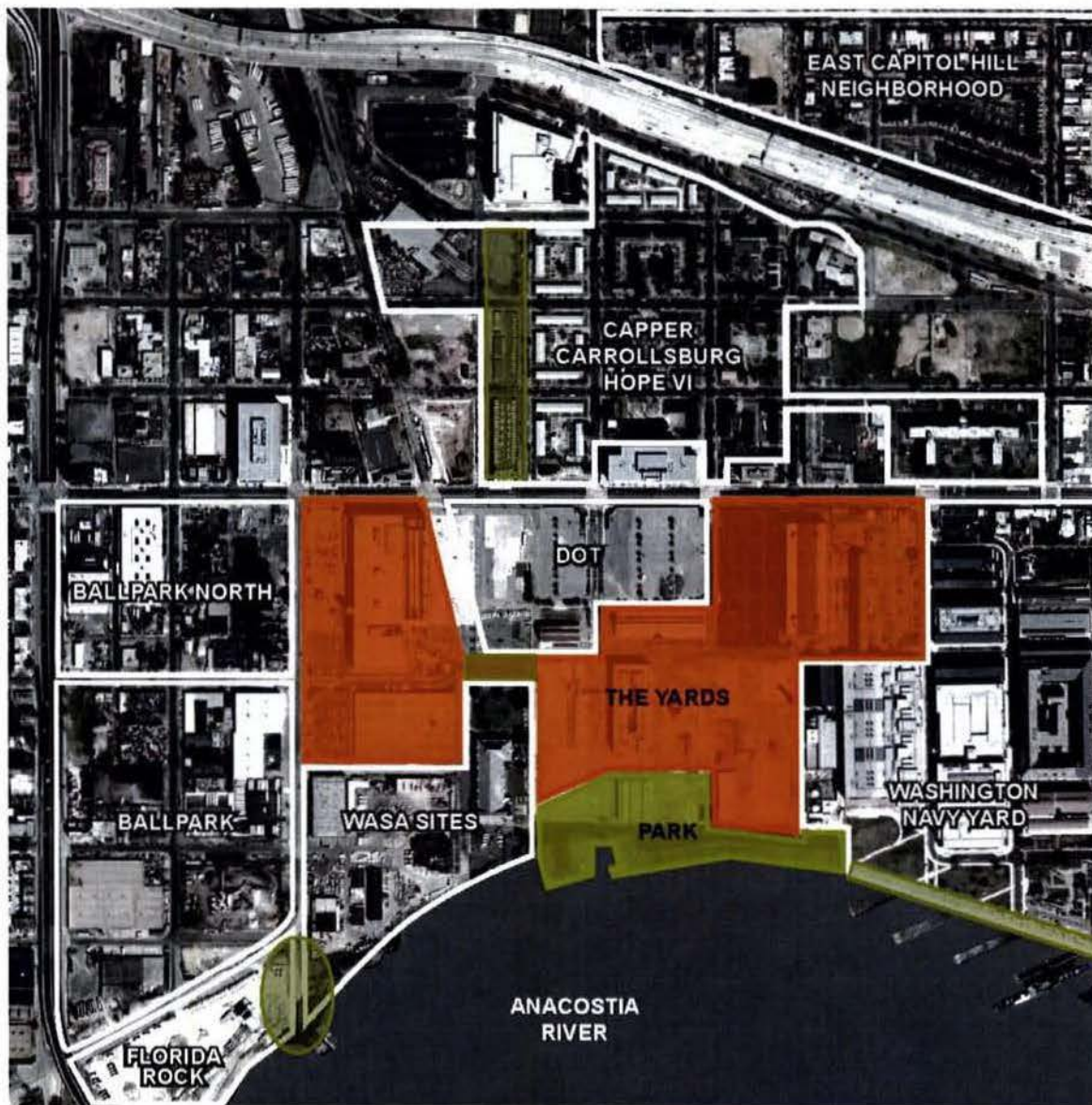
PROPOSED ZONING DISTRICT BOUNDARIES DIAGRAM



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URBAN CONTEXT

Adjacencies:

- ☐ 10,000 New Residents
- ☐ 10 Million Square Feet of Office Space
- ☐ Multi Modal Connections
 - River Walk
 - Metro
 - Bus
 - Pedestrian
 - Bicycle

The Yards:

- ☐ 42 acres
- ☐ 5000 New Residents
- ☐ 5.55 acre park
- ☐ 5 min distance from 10,000 Residents
- ☐ Inviting pedestrian friendly green neighborhood
- ☐ The Center of a Diverse mix of modalities

The Yards Park Goals:

A Planned Programmable Diverse Open Space with Arts and Civic Functions that will providing a relief fo the 10,000 new residential units and the 10 million Square feet of office

Sustainable Design Elements:

- ☐ LID Street Systems throughout
- ☐ Storm water retention systems
- ☐ Sustainable Fountain/Irrigation System
- ☐ Sustainable Life Cycle Materials

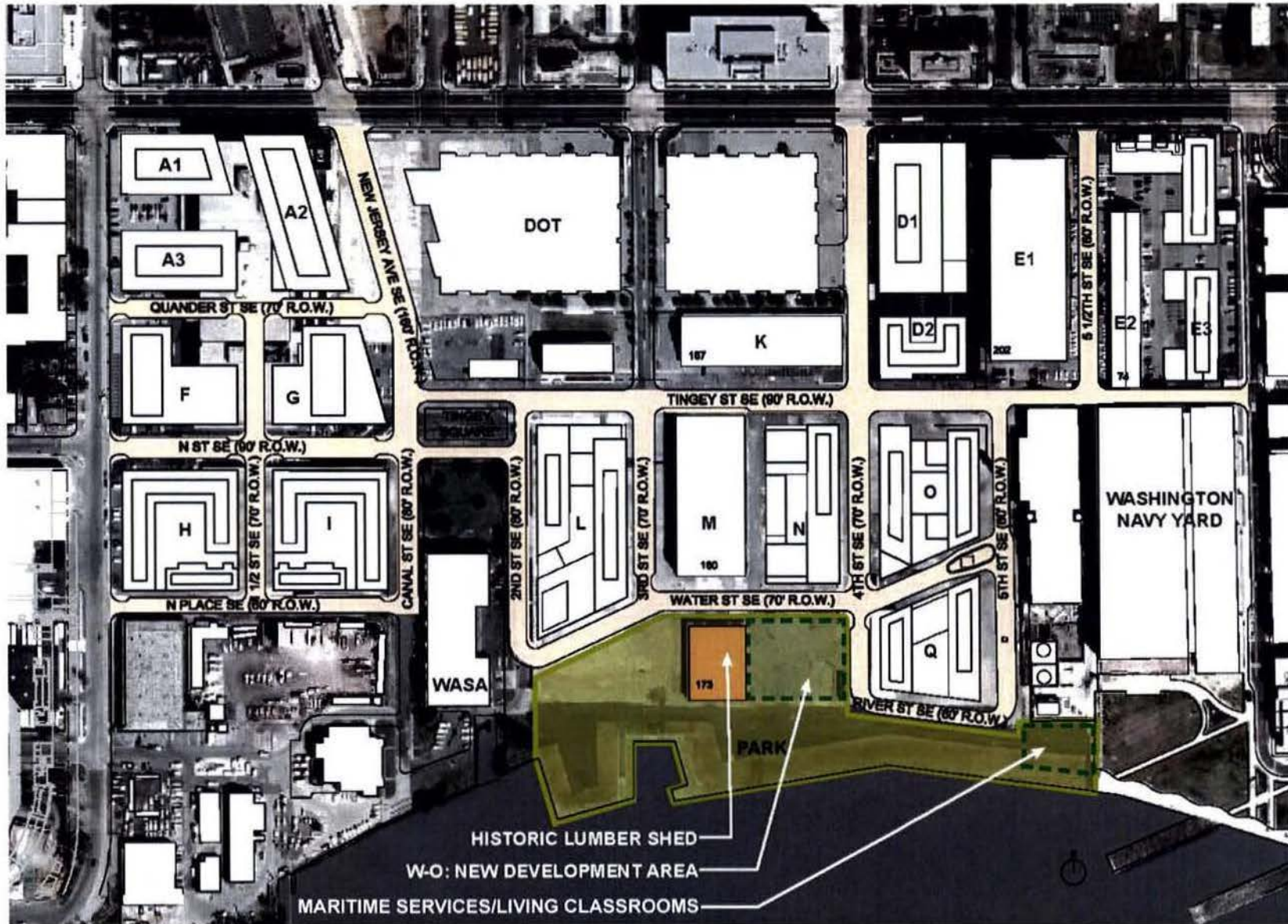


THE
Yards

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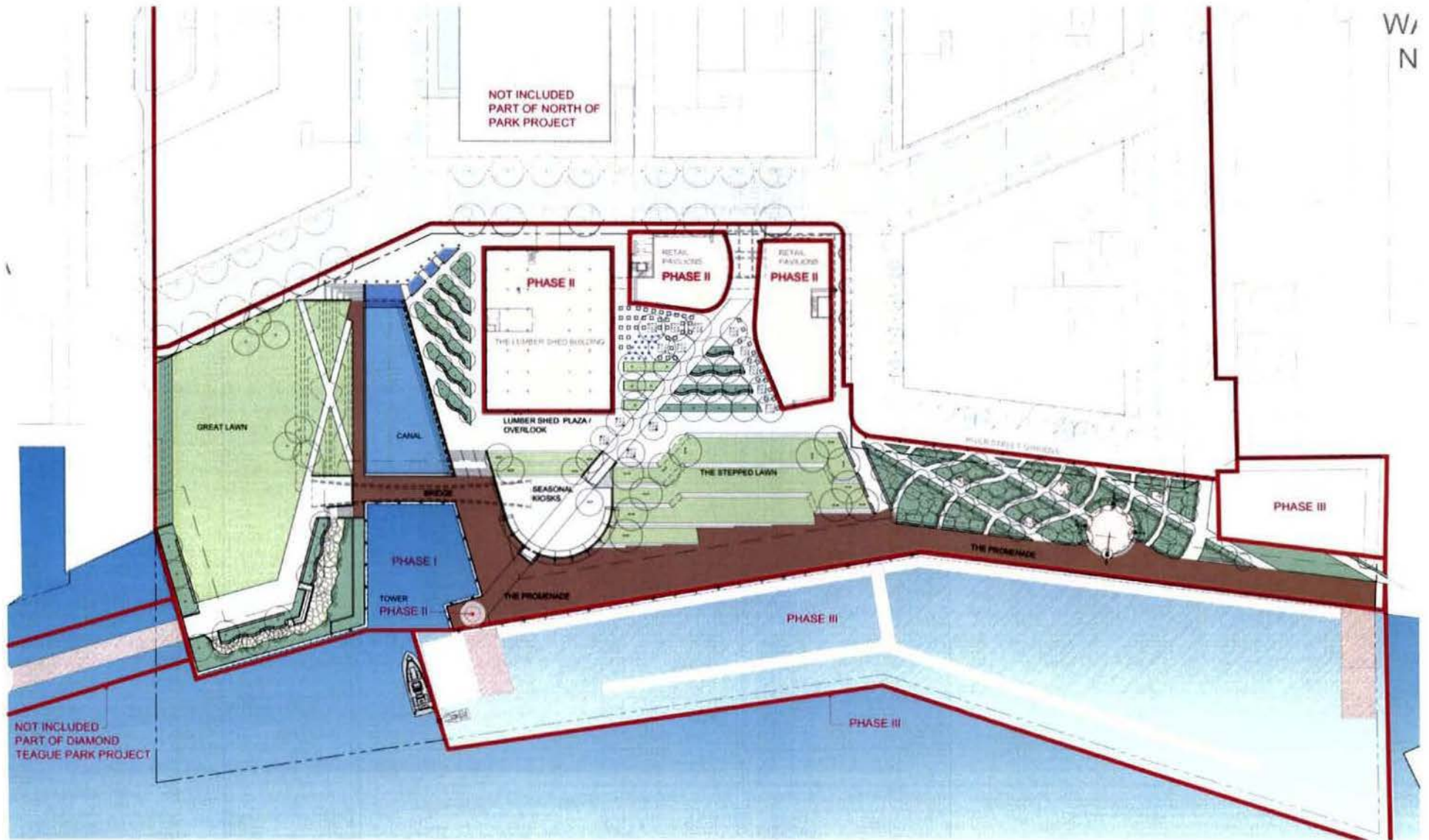
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PHASING PLAN



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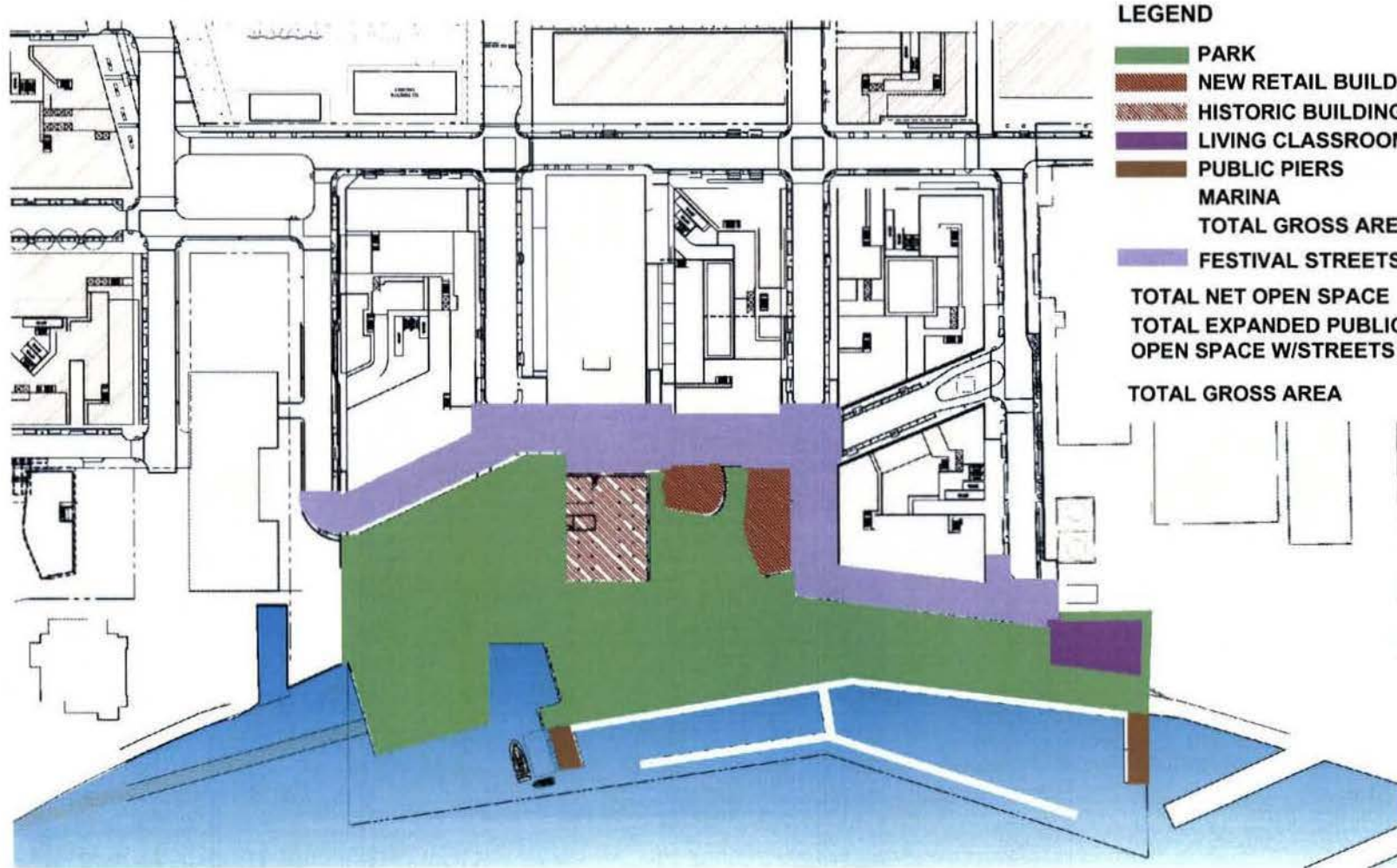




The Waterfront Park at the Yards

- ☐ Direct North South Access
- ☐ Link to Anacostia Riverwalk Trail
- ☐ 5.55 Acres Net Open Space
- ☐ 1.73 Acres Park Buildings
- ☐ 1100 Linear Feet of River Front

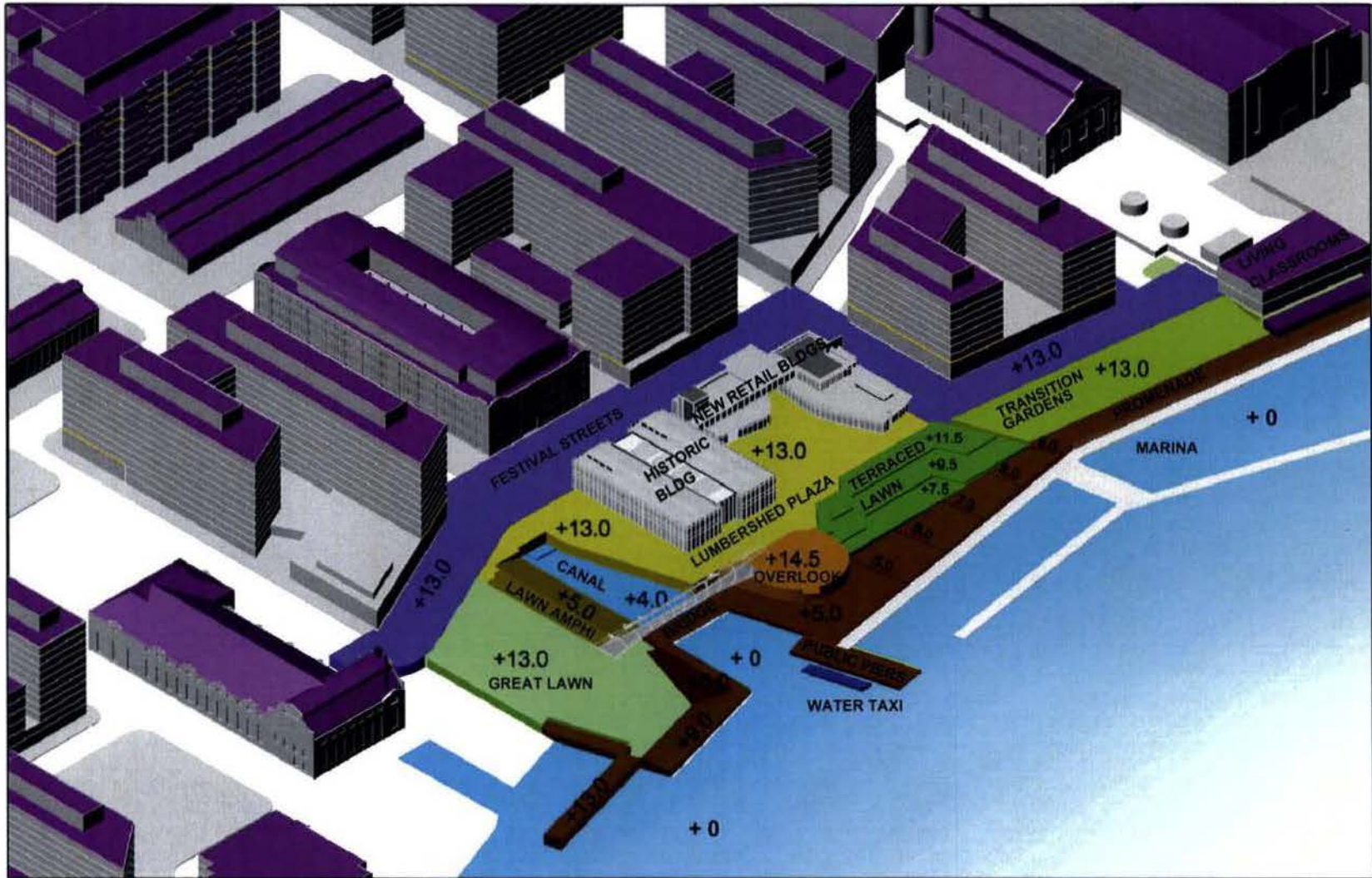


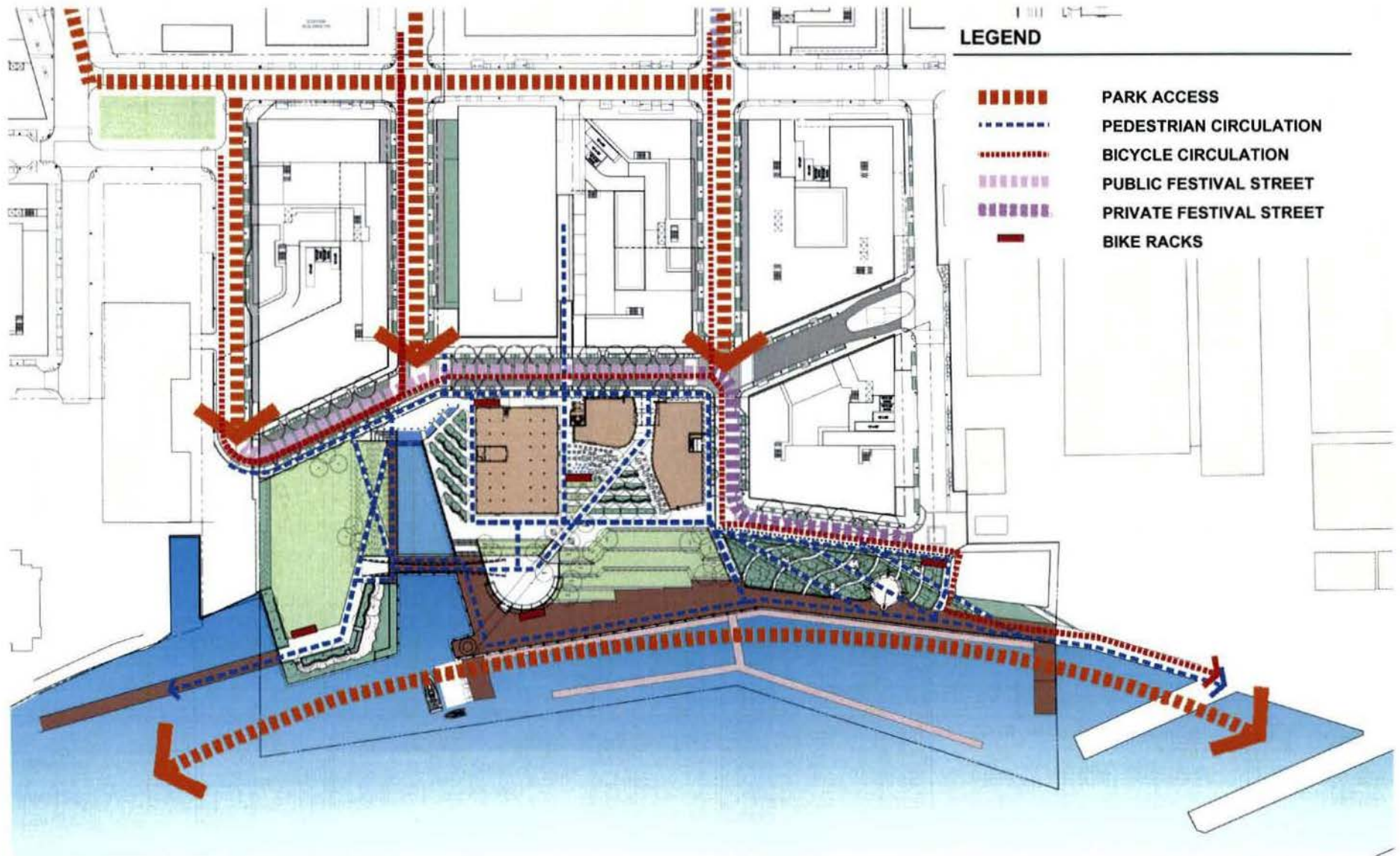


LEGEND

PARK	4.78 Acres
NEW RETAIL BUILDINGS	1.12 Acres
HISTORIC BUILDINGS	0.40 Acres
LIVING CLASSROOMS	0.21 Acres
PUBLIC PIERS	0.23 Acres
MARINA	0.54 Acres
TOTAL GROSS AREA	7.28 Acres
FESTIVAL STREETS	2.00 Acres
TOTAL NET OPEN SPACE	5.55 Acres
TOTAL EXPANDED PUBLIC OPEN SPACE W/STREETS	7.55 Acres
TOTAL GROSS AREA	9.28 Acres

PARK AREA DIAGRAM





CIRCULATION DIAGRAM



PARK PLAN – PHASE I



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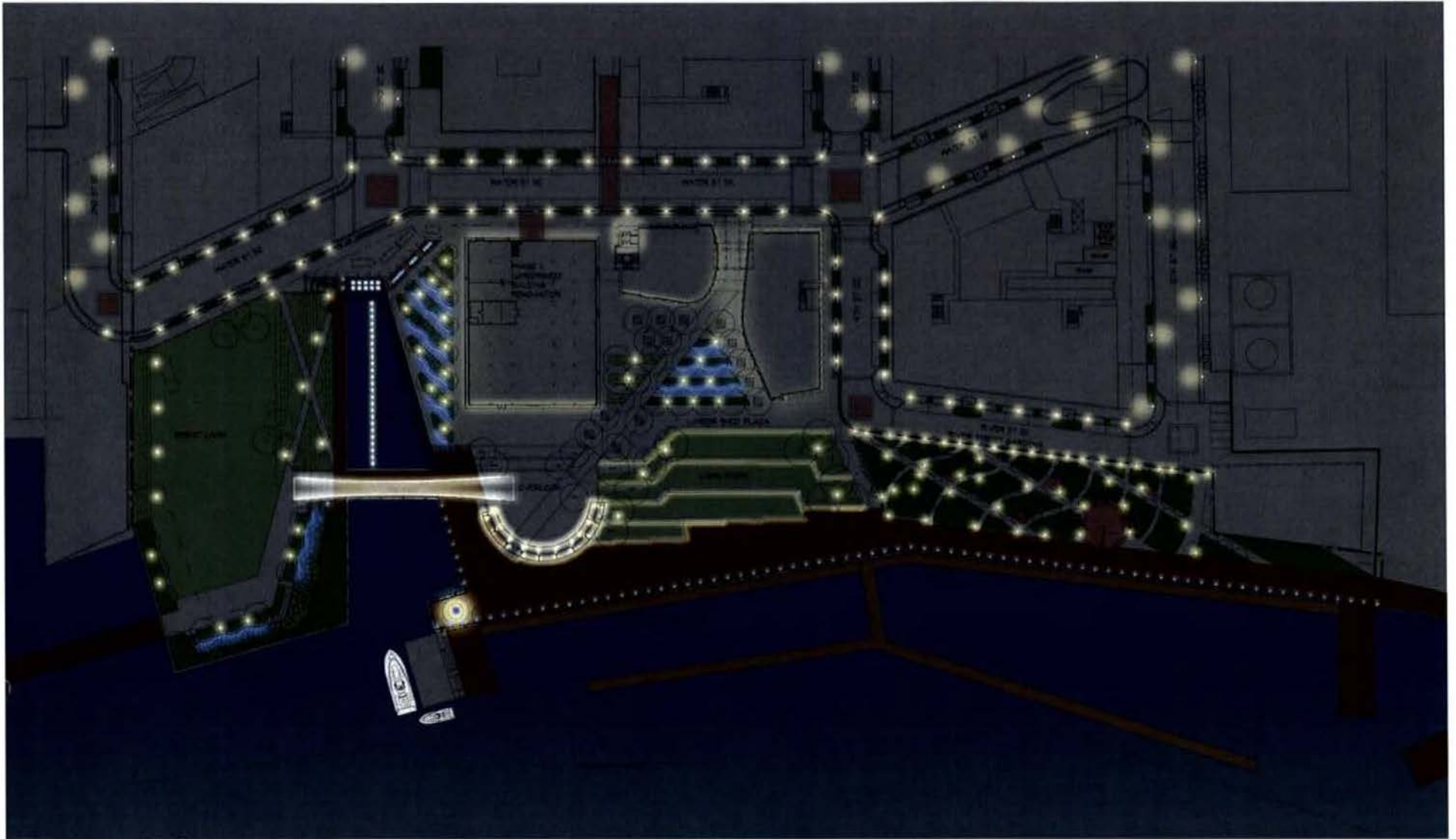
PARK PLAN – PHASE II & III



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LIGHTING PLAN



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WATER STREET – RETAIL PAVILIONS ENTRANCE



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RETAIL PAVILIONS PLAZA ENTRANCE - VIEW OF COURTYARD



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WATER STREET – STREET FESTIVAL



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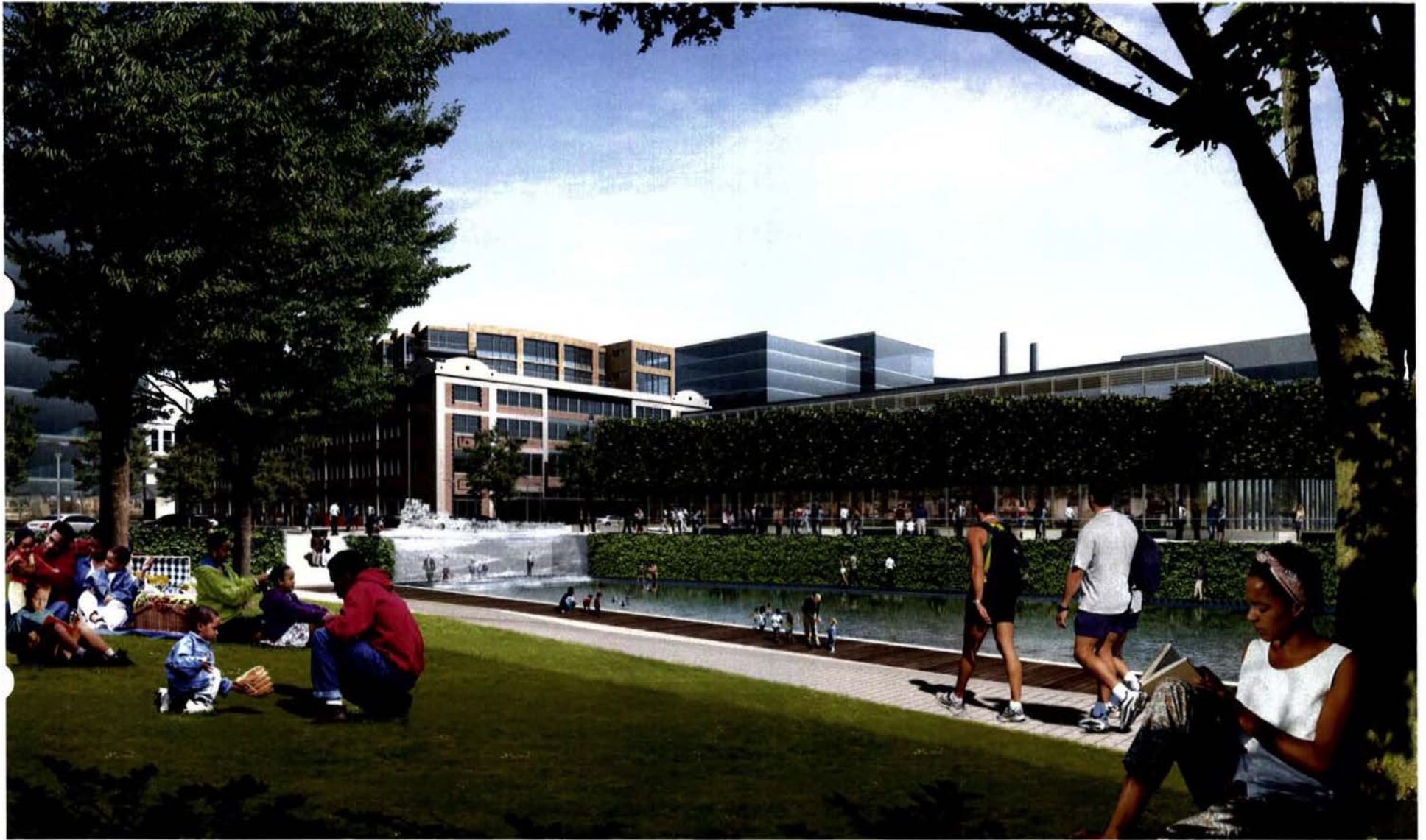
PARK ENTRANCE PLAZA AT DUSK - VIEW FROM 3RD STREET



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VIEW FROM GREAT LAWN TOWARDS CANAL



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GREAT LAWN



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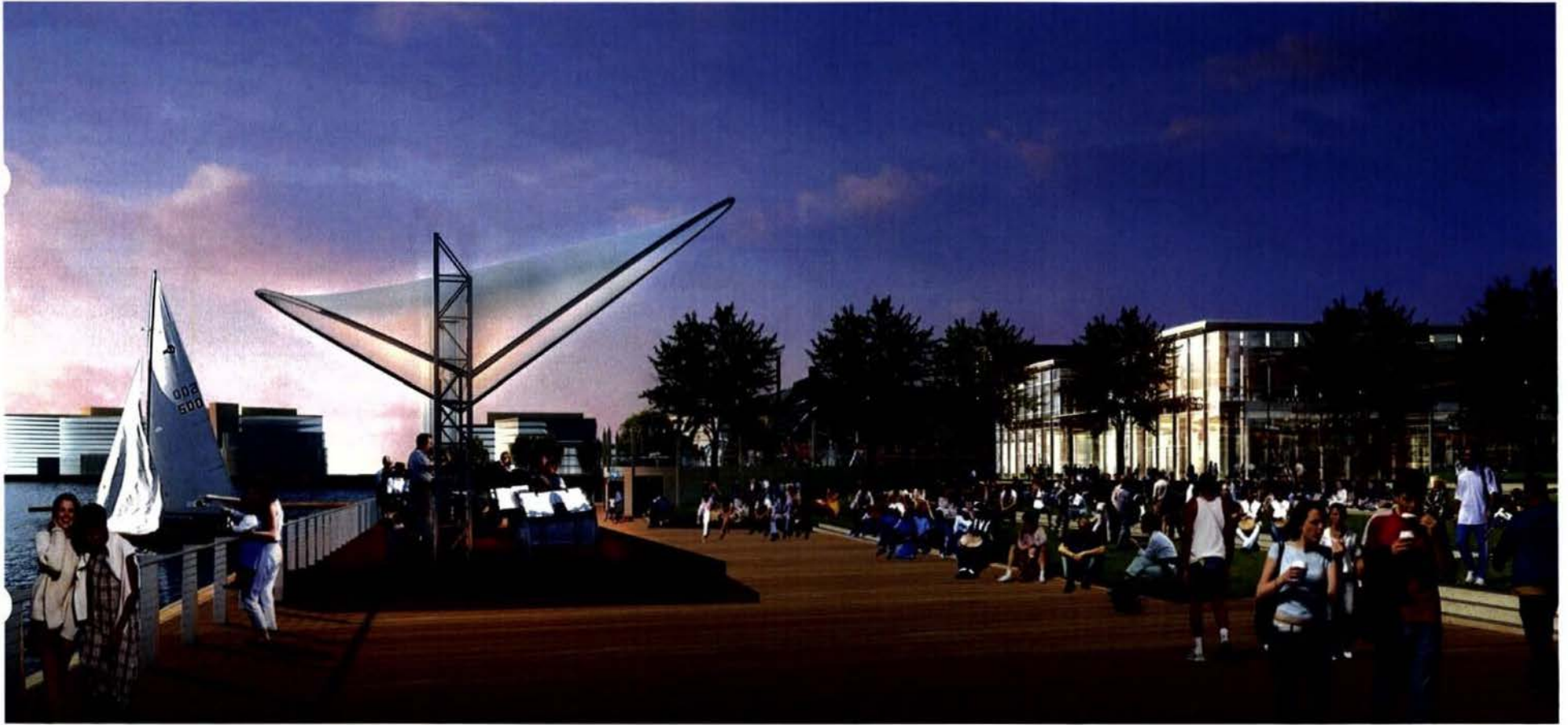
VIEW FROM GRASS GARDEN TOWARDS THE PROMENADE & LUMBER SHED



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PROMENADE- OUTDOOR CONCERTS



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RIVER STREET GARDENS



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AERIAL VIEW



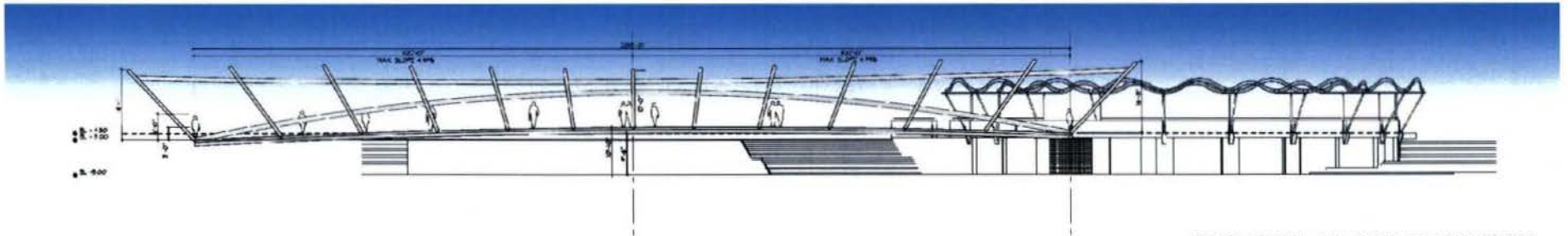
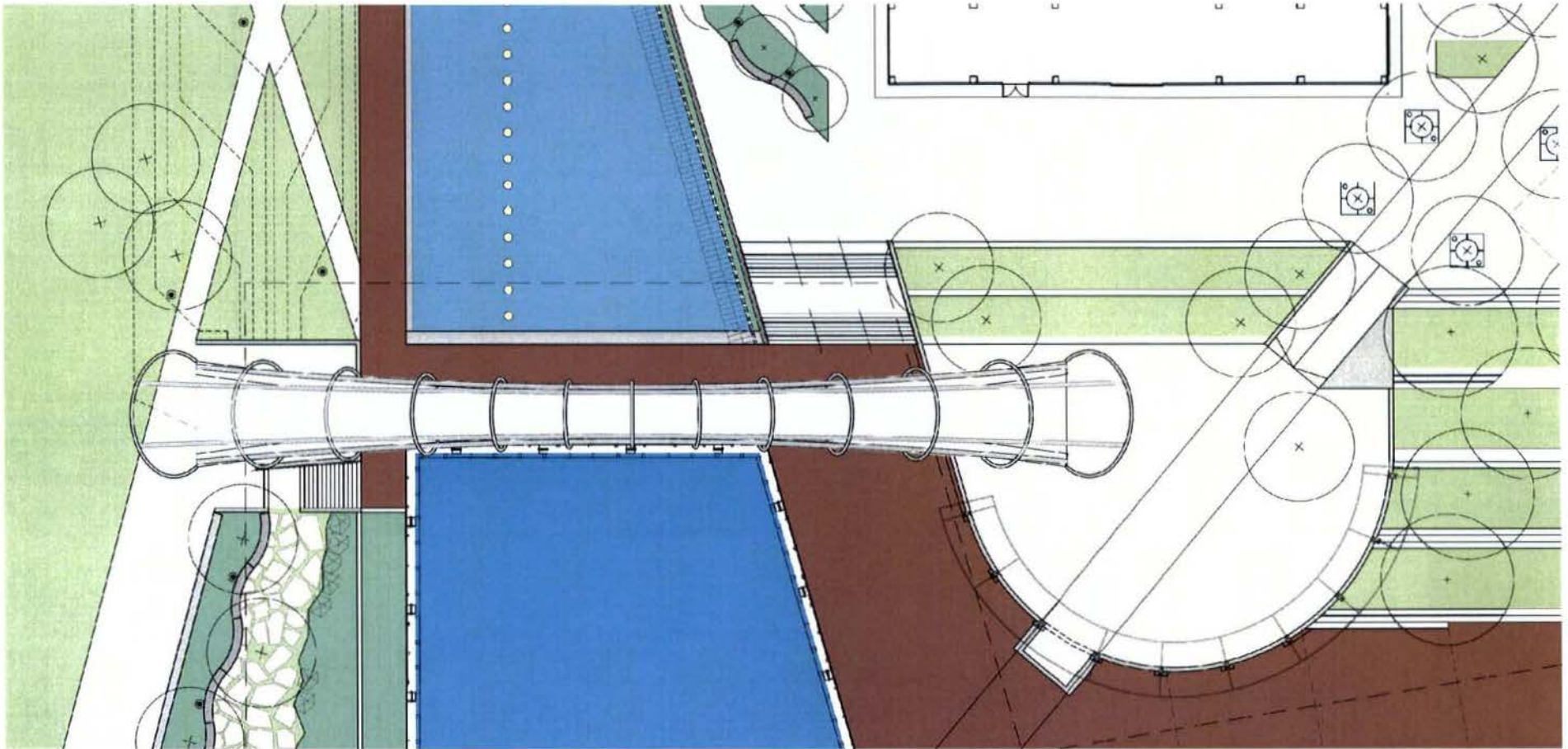
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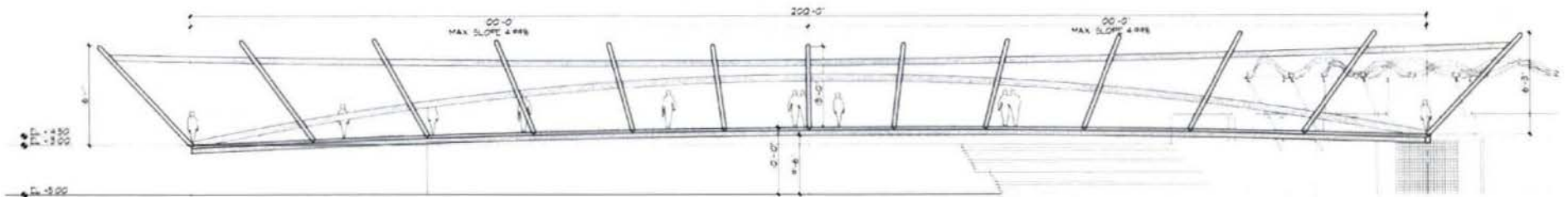
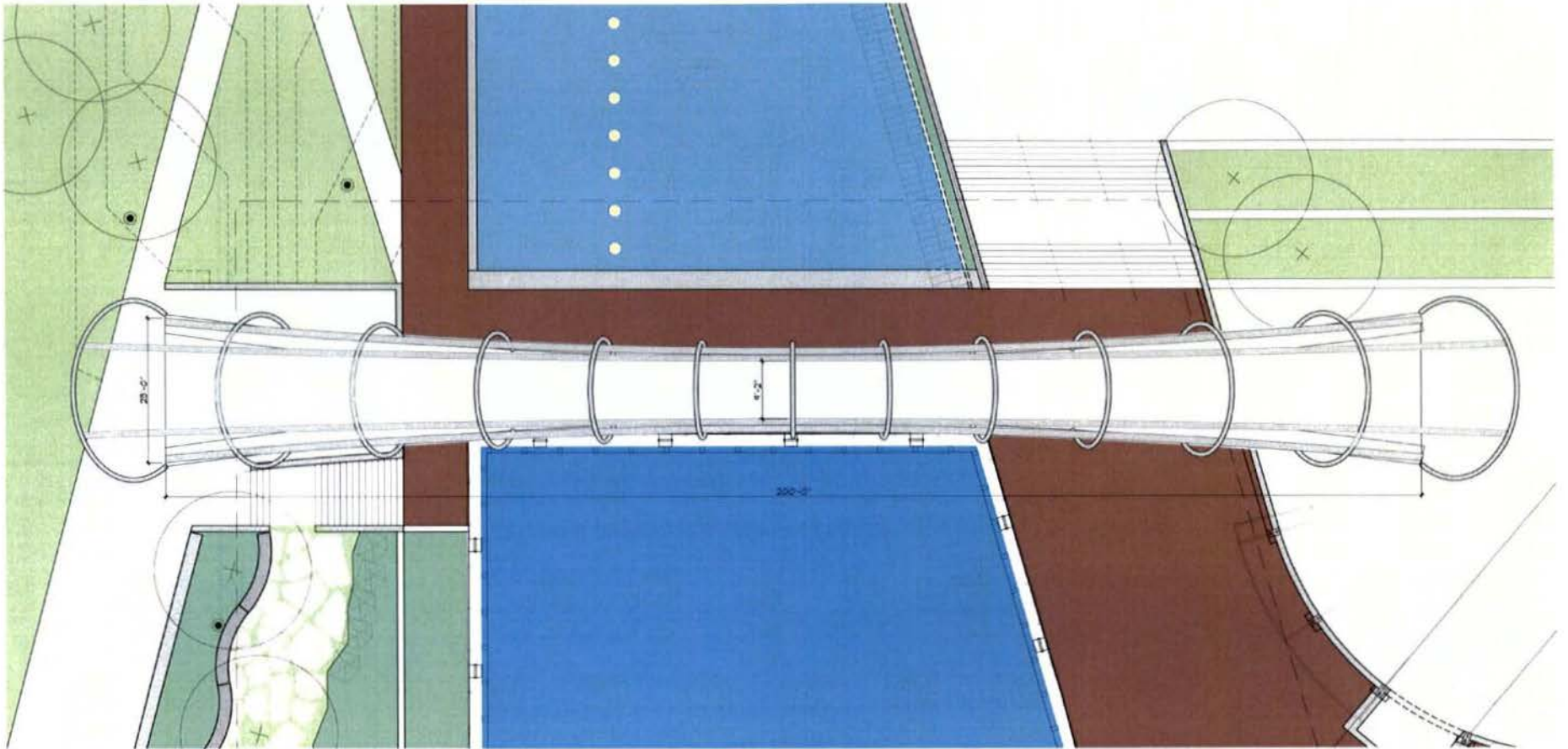
BRIDGE PLAN AND ELEVATION



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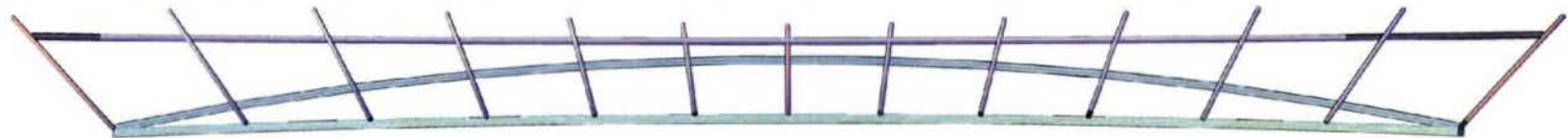
BRIDGE PLAN AND ELEVATION



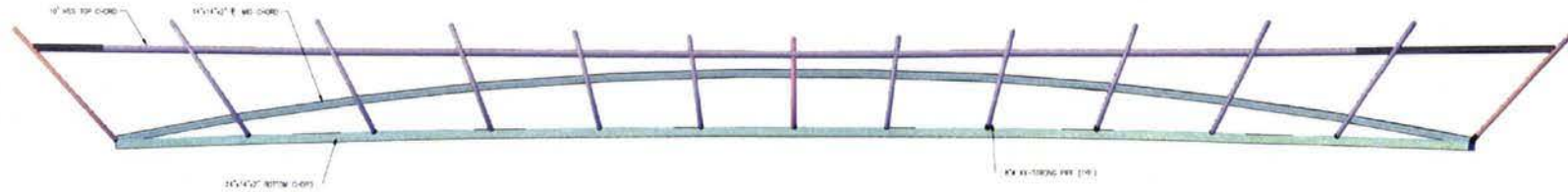
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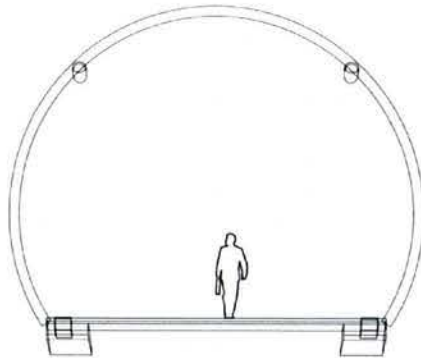




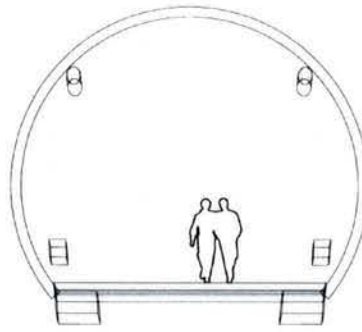
BRIDGE PLAN , ELEVATION & 3D VIEW



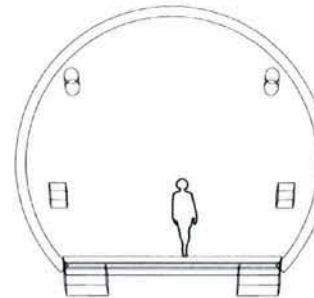
1 PEDESTRIAN BRIDGE ELEVATION
SCALE: 1/8" = 1'-0"



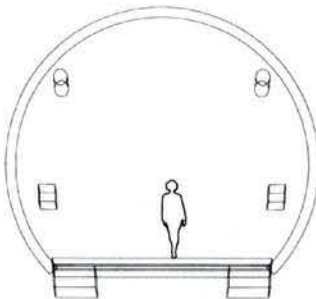
2 RIB ELEVATION - GRIDS 1&13
SCALE: 1/4" = 1'-0"



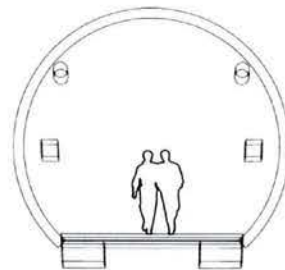
3 RIB ELEVATION - GRIDS 2&12
SCALE: 1/4" = 1'-0"



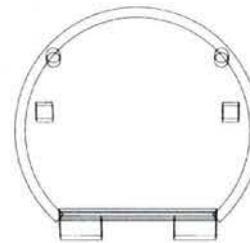
4 RIB ELEVATION - GRIDS 3&11
SCALE: 1/4" = 1'-0"



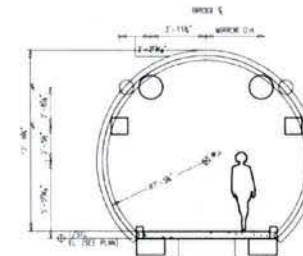
5 RIB ELEVATION - GRIDS 4&10
SCALE: 1/4" = 1'-0"



6 RIB ELEVATION - GRIDS 5&9
SCALE: 1/4" = 1'-0"

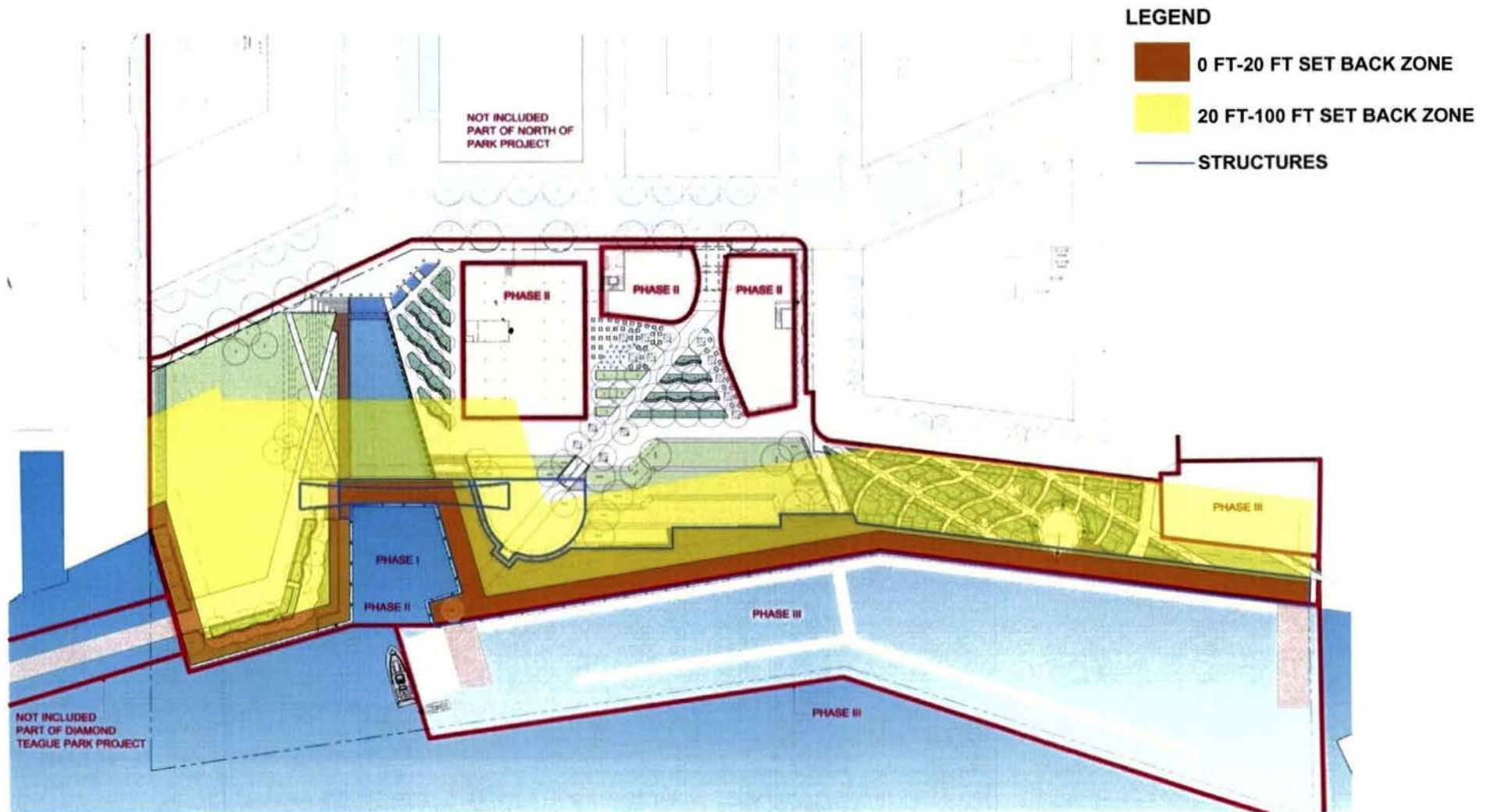


7 RIB ELEVATION - GRIDS 6&8
SCALE: 1/4" = 1'-0"



8 RIB ELEVATION - GRID 7
SCALE: 1/4" = 1'-0"

BRIDGE ELEVATION & TYPICAL SECTIONS AT RIBS



SET BACKS DIAGRAM