



**THE
Yards™**

AT
SOUTHEAST FEDERAL CENTER

WATERFRONT PARK

ZONING COMMISSION REVIEW SUBMISSION

29 FEBRUARY 2008

PREPARED FOR
THE ZONING COMMISSION

PREPARED BY
THE GENERAL SERVICES ADMINISTRATION
FOREST CITY WASHINGTON

WITH THE ASSISTANCE OF
M. PAUL FRIEDBERG & PARTNERS / MPFP, LLC
LANDSCAPE ARCHITECTURE BUREAU
SHALOM BARANES ASSOCIATES, PC
COMMUNICATION ARTS INC
EHT TRACERIES INC.
GENSLER
VIKA, INC.

ZONING COMMISSION
District of Columbia
CASE NO.08-04
EXHIBIT NO.3A

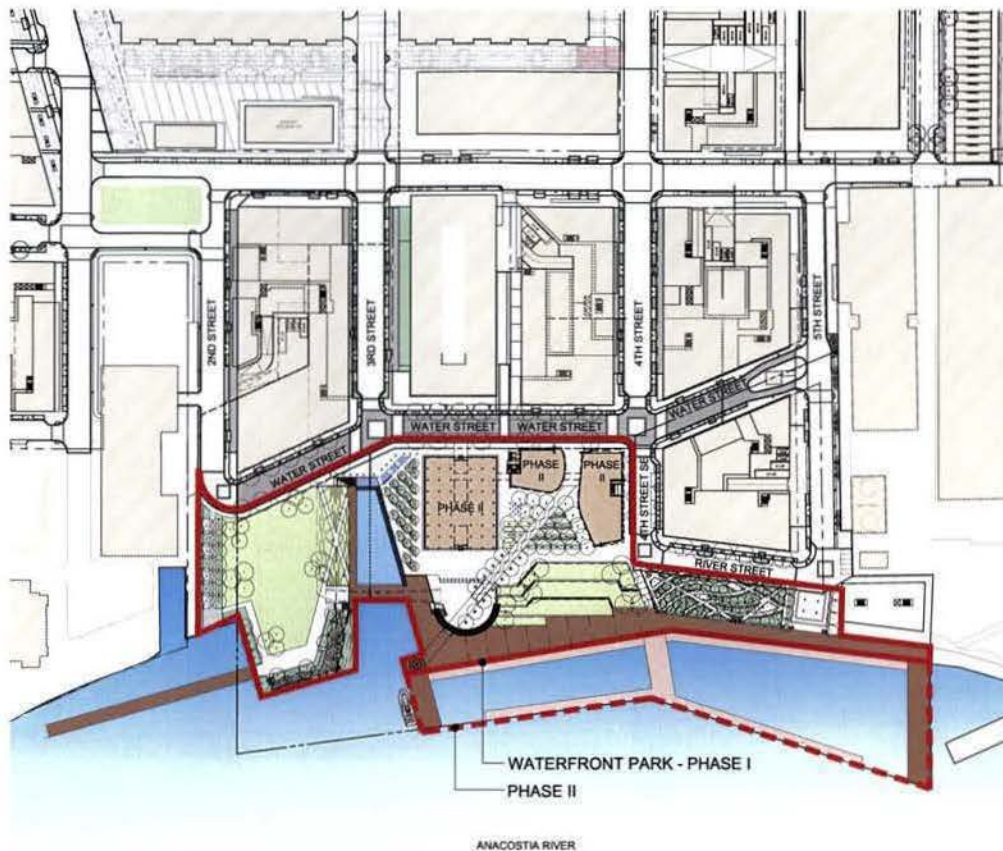
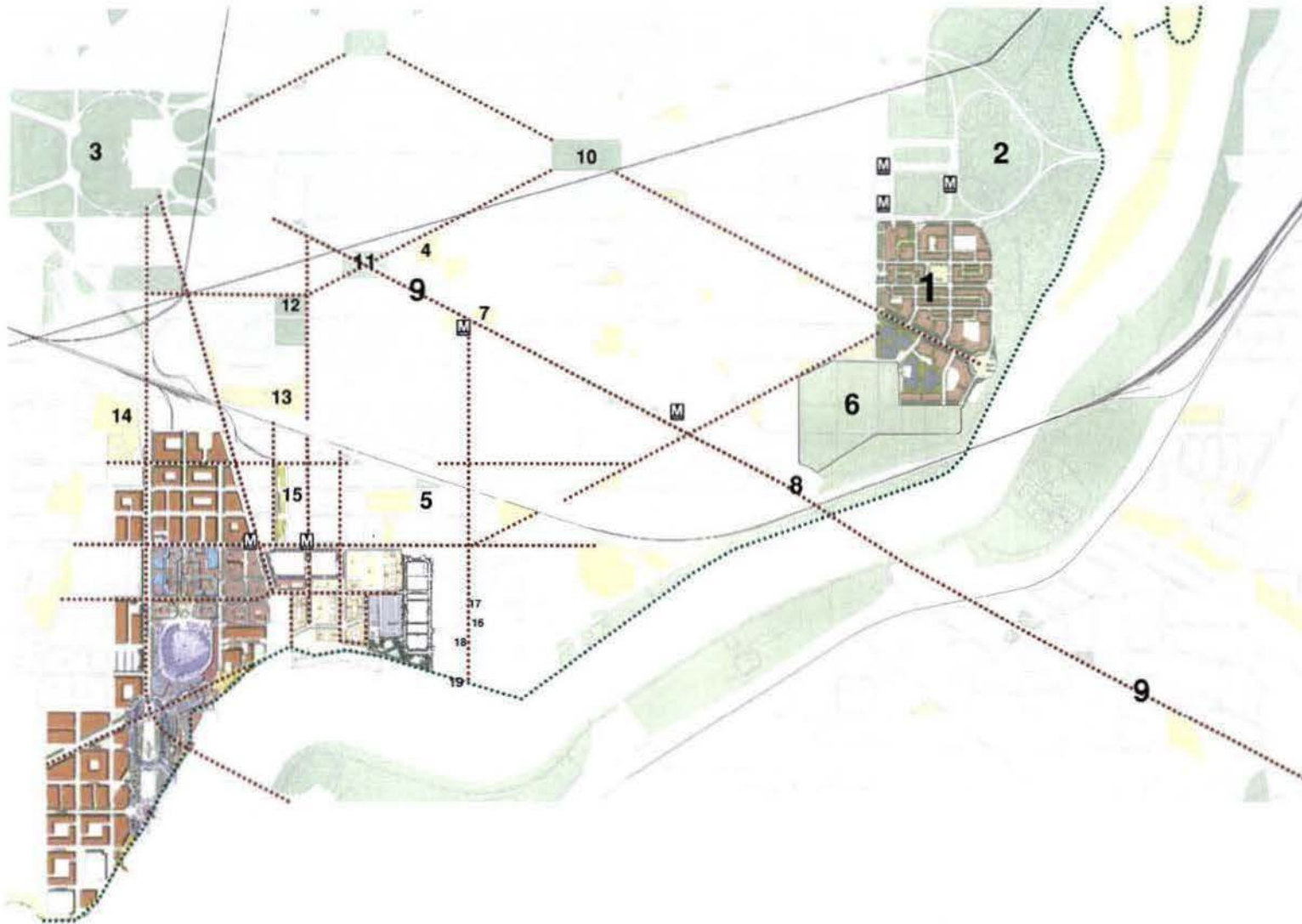


TABLE OF CONTENTS - LIST OF WATERFRONT PARK DRAWINGS

1. Plans:
 - 1.1 Vicinity Plan
 - 1.2 Site Study
 - 1.3 Site Photos
 - 1.4 Park Plan
 - 1.5 Circulation Diagram
 - 1.6 Spatial Diagram
 - 1.7 Material Diagram
 - 1.8 Lighting Plan
2. Grading:
 - 2.1 Grading Plan
 - 2.2 Stormwater Concept Plan
3. Planting:
 - 3.1 Tree Planting Plan
 - 3.2 Great Lawn, Grass Garden and Canal Planting Plan
 - 3.3 Stepped Lawn and Lumber Shed Plaza Planting Plan
 - 3.4 River Street Gardens Planting Plan
4. Paving:
 - 4.1 Lumber Shed Plaza Paving Enlargement Plan
 - 4.2 Canal Plaza Paving Enlargement Plan
5. Site Sections:
 - 5.1 Site Sections Key Plan
 - 5.2 Sections A and B
 - 5.3 Sections C and D
6. Renderings:
 - 6.1 Water Front Park South West Aerial
 - 6.2 Water Street - Retail Pavilion
 - 6.3 Water Street & 4th Street Intersection
 - 6.4 Retail Pavilions Plaza Entrance
 - 6.5 Water Street - Street Festival
 - 6.6 Park Entrance Plaza
 - 6.7 Park Entrance Plaza at Dusk
 - 6.8 View of Water Fall and Canal from Great Lawn
 - 6.9 Great Lawn
 - 6.10 Grass Garden
 - 6.11 Promenade - View from Overlook
 - 6.12 Promenade - Outdoor Concerts
 - 6.13 River Street Gardens

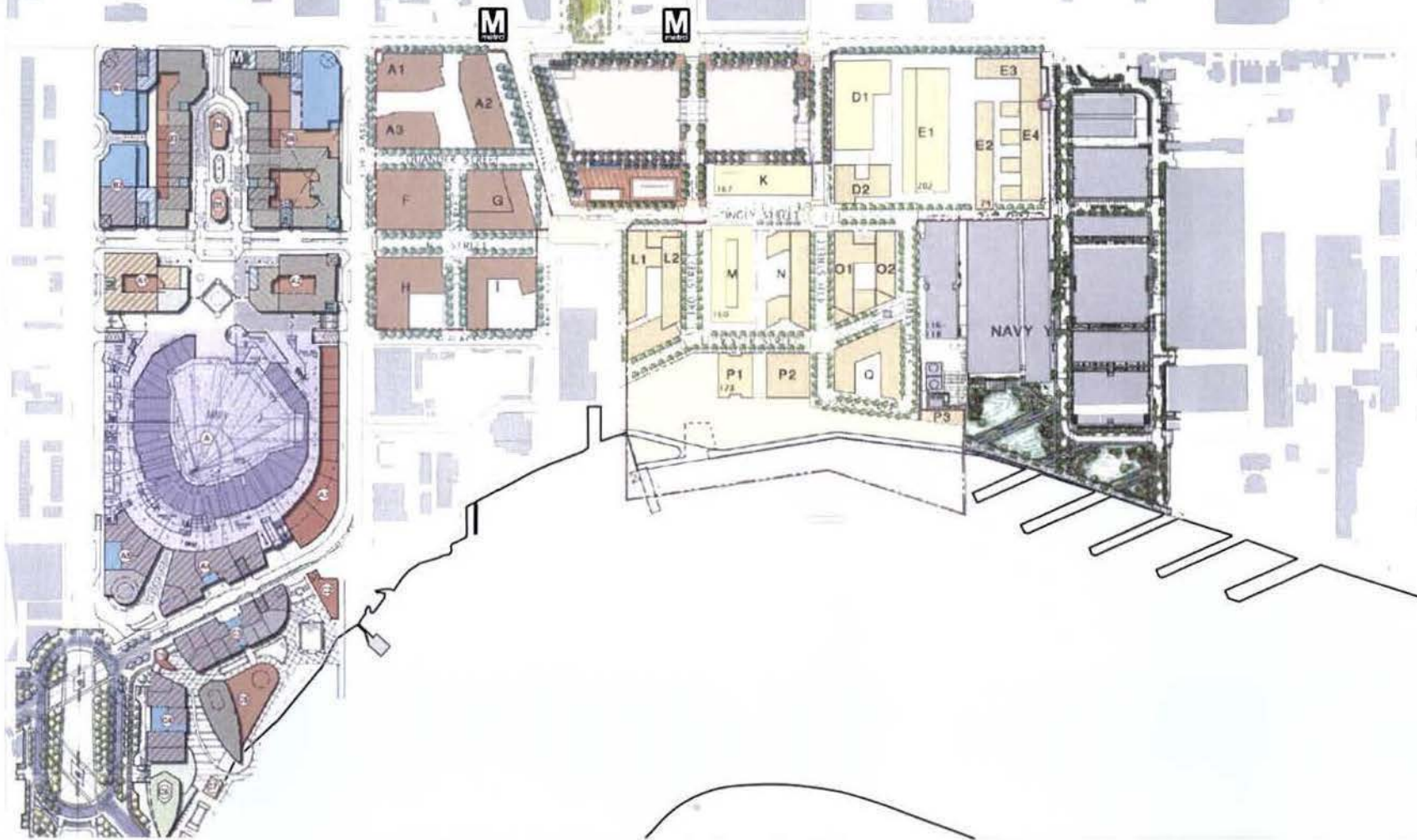


LEGEND:

1. RESERVATION 13 SITE
2. RFK SITE
3. US CAPITOL AND LIBRARY OF CONGRESS
4. EASTERN MARKET
5. MARINE BARRACKS BEQ
6. CONGRESSIONAL CEMETARY
7. MNCPPC MEMORIAL SITE
8. BARNEY CIRCLE
9. PENNSYLVANIA AVENUE 'GREAT STREET INITIATIVE'
10. LINCOLN PARK
11. SEWARD SQUARE
12. FOLGER SQUARE
13. GARFIELD PARK
14. RANDELL PARK
15. CANAL PARK
16. NAVY ART GALLERY
17. NAVY LIBRARY
18. NAVY MUSEUM
19. DISPLAY SHIP USS BARRY

- DC PARKS AND RECREATION
- NATIONAL PARK SERVICE
- SIGNIFICANT CORRIDOR
- RIVERWALK



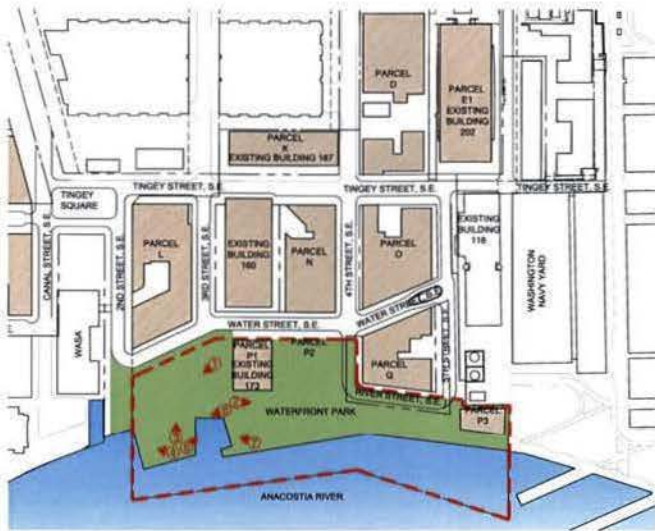


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SITE STUDY | 1.2





KEY PLAN



VIEW ①



VIEW ②



VIEW ③



VIEW ④



VIEW ⑤

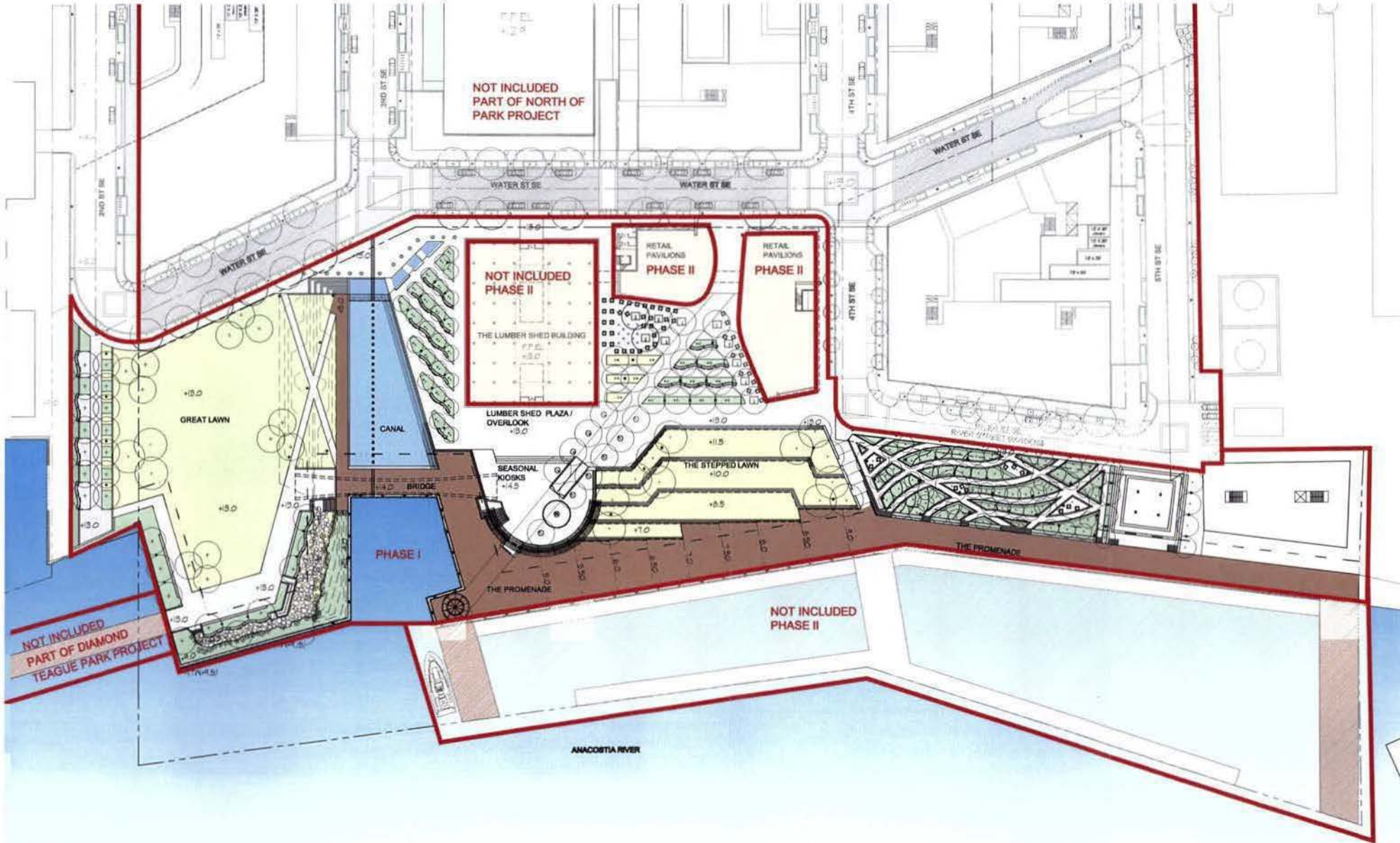


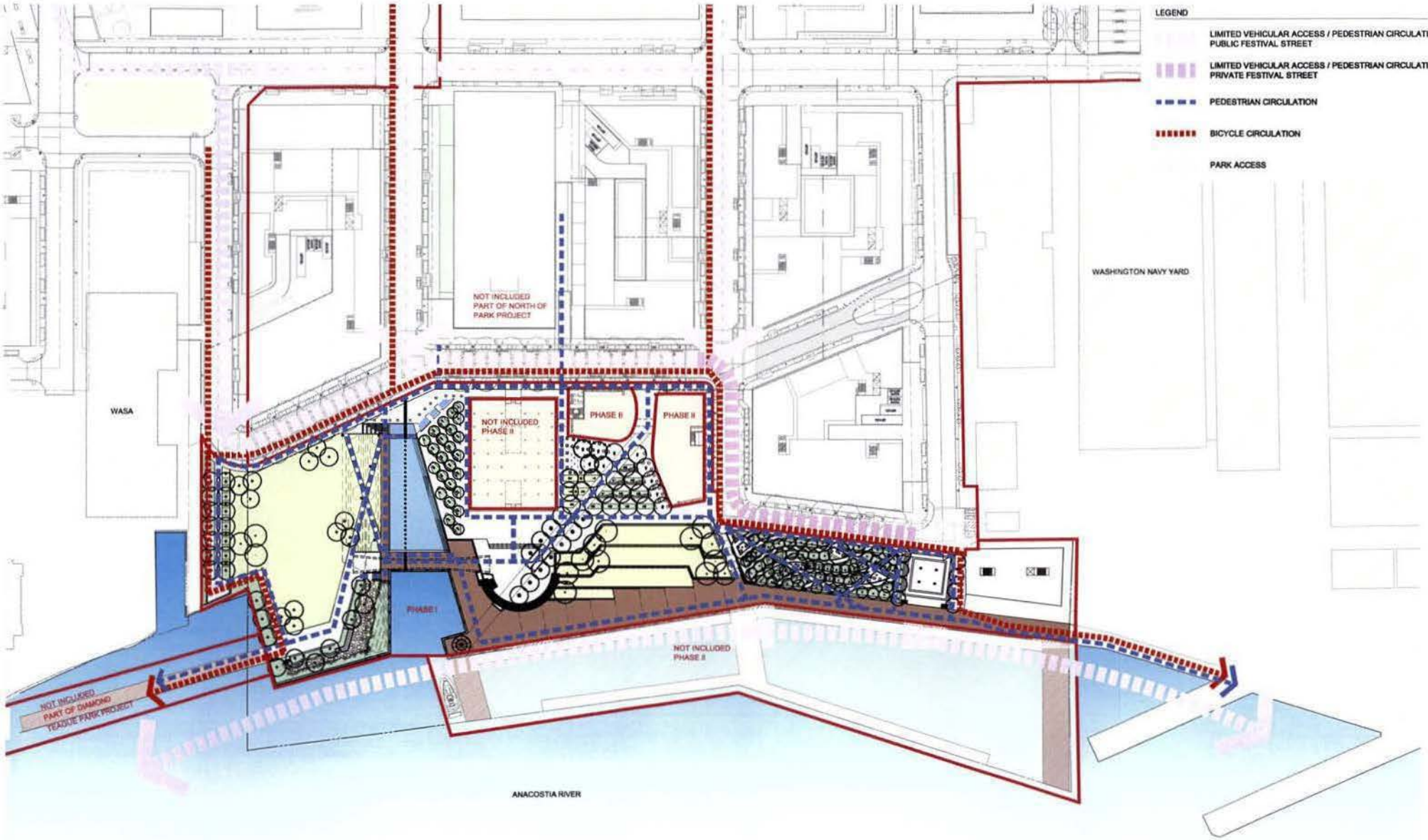
VIEW ⑥



VIEW ⑦



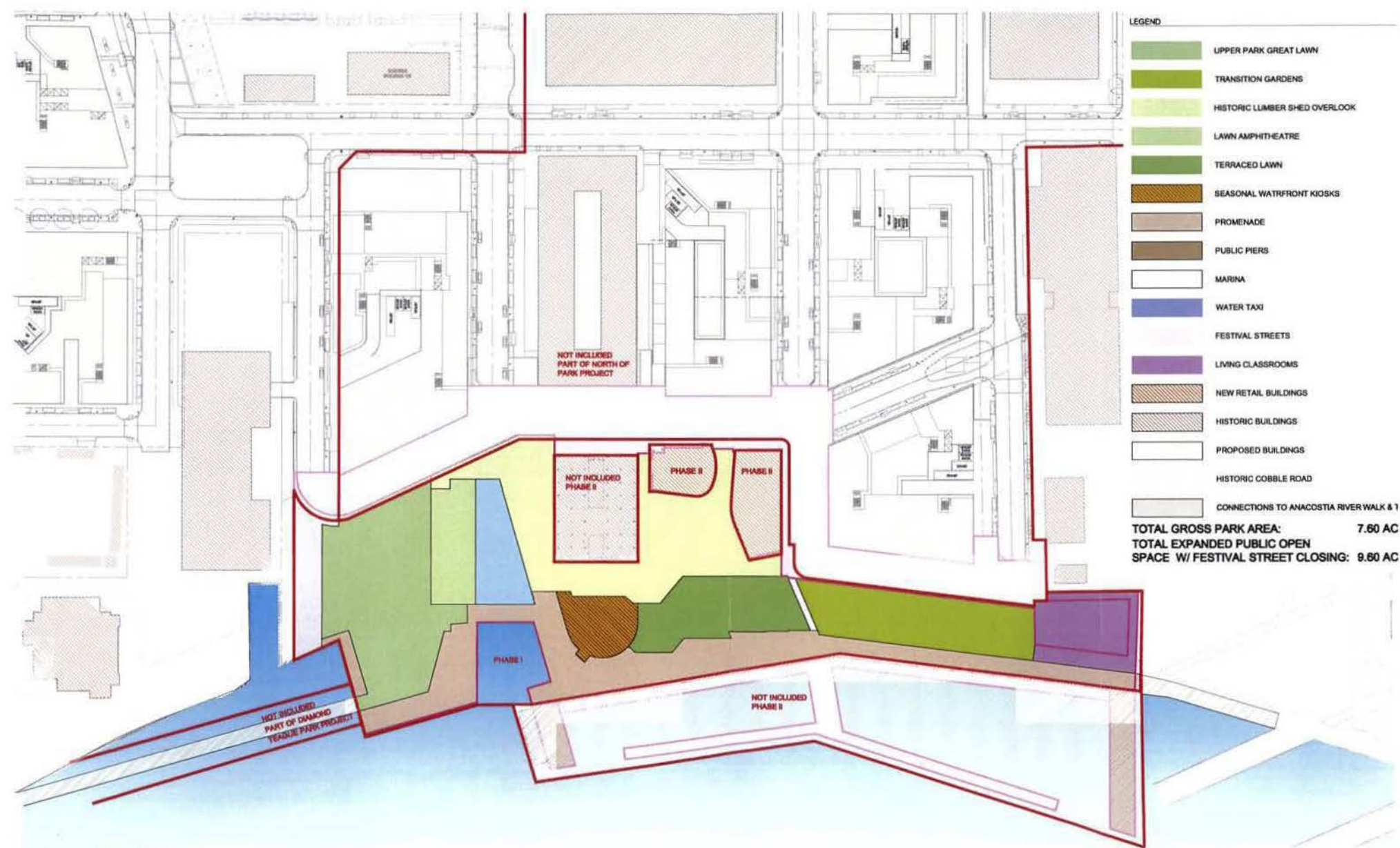




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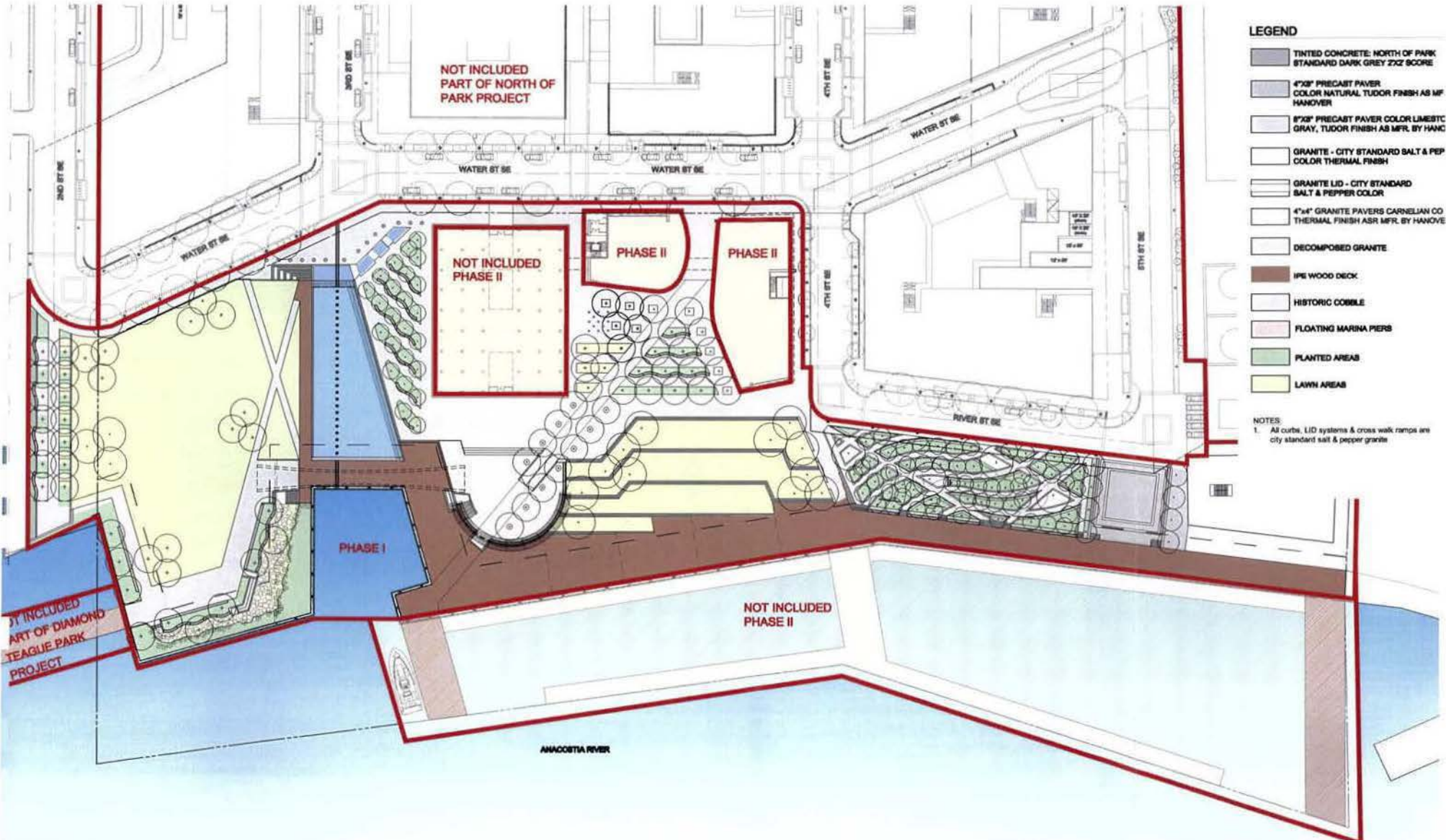
CIRCULATION DIAGRAM 1.5



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SPATIAL DIAGRAM 1.6

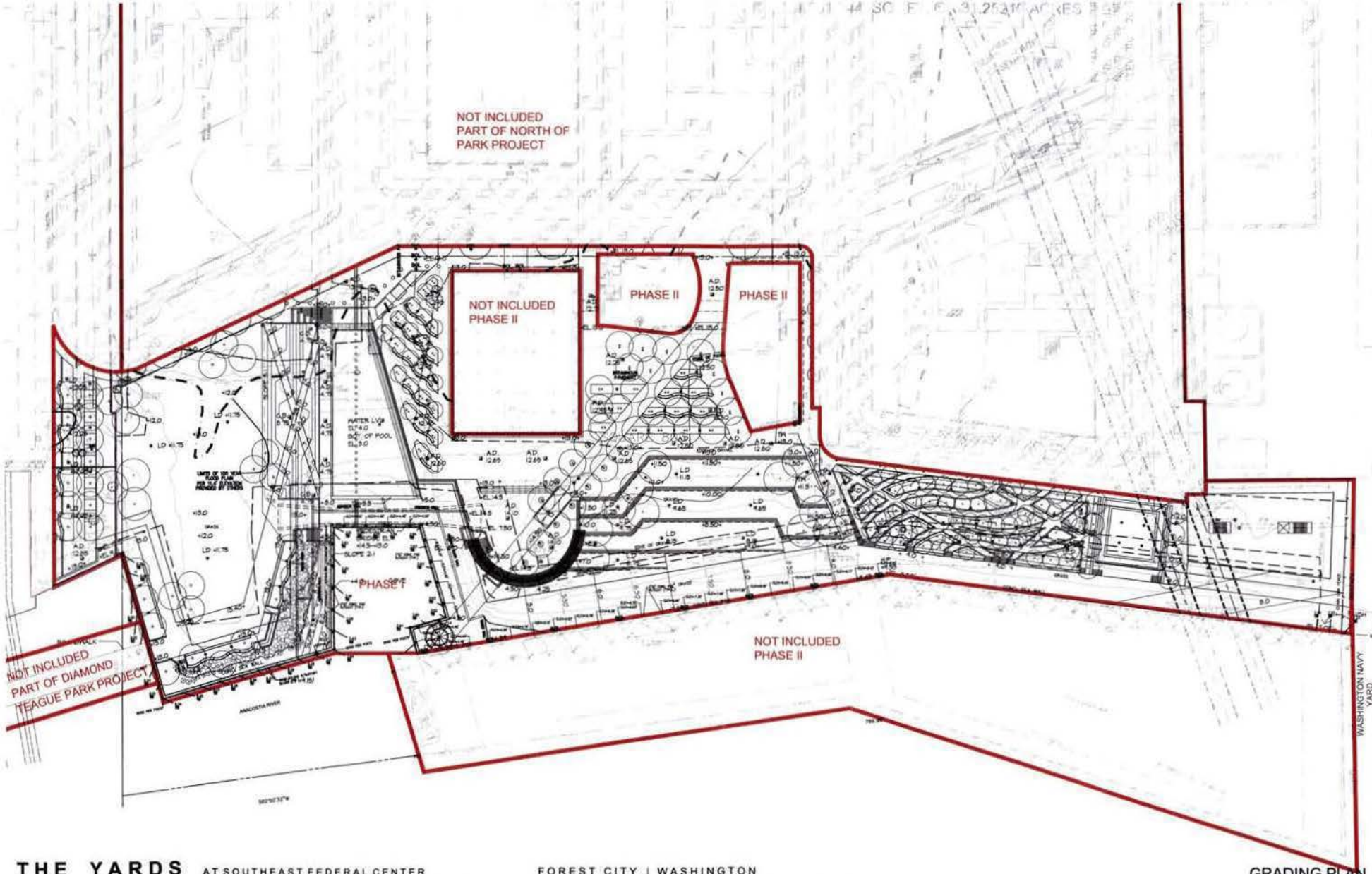


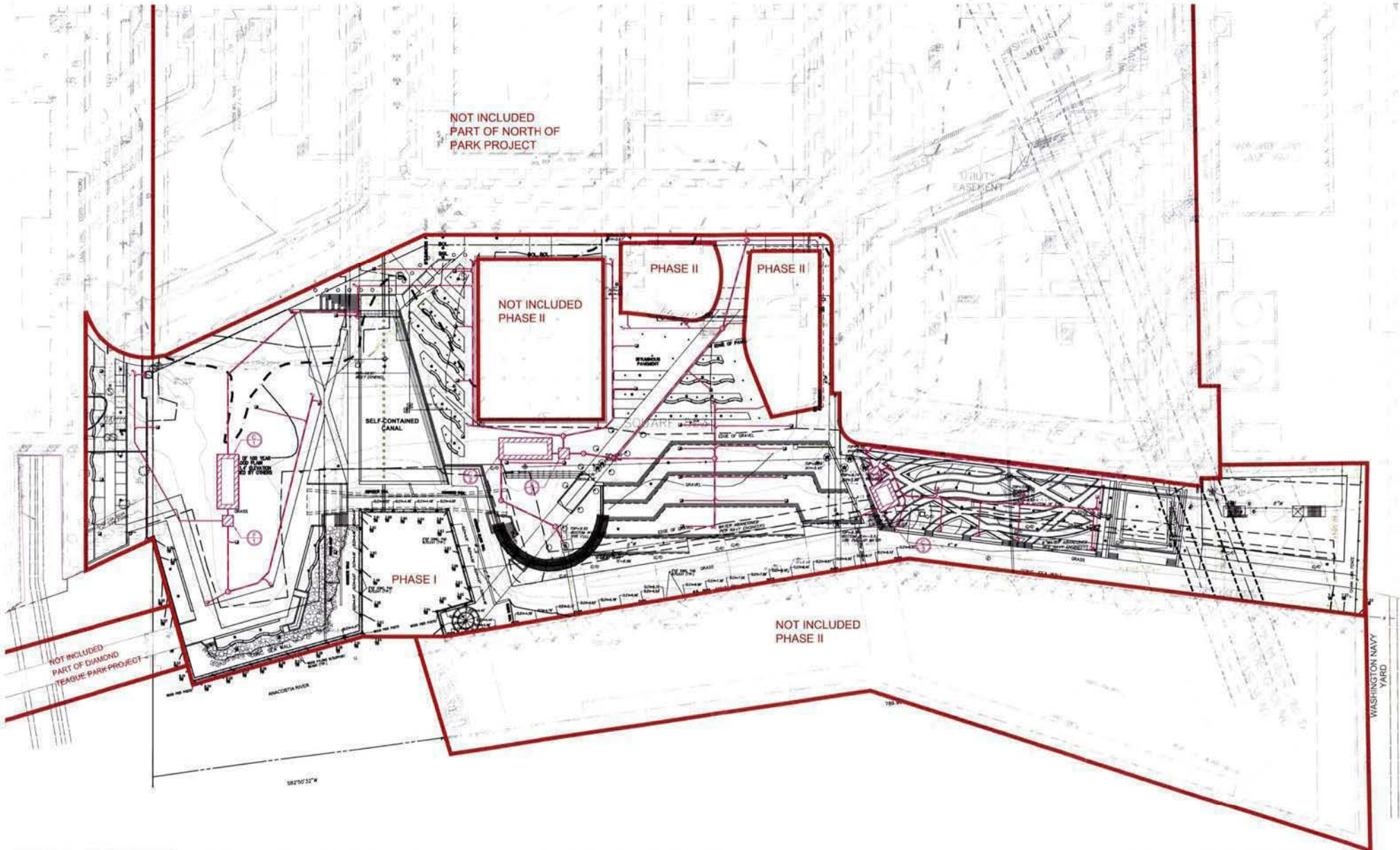
LEGEND

- TINTED CONCRETE: NORTH OF PARK STANDARD DARK GREY 2X2 SCORE
- 4"X8" PRECAST PAVES COLOR NATURAL TUDOR FINISH AS MF HANOVER
- 8"X8" PRECAST PAVES COLOR LIME/STC GRAY, TUDOR FINISH AS MPR BY HANOVER
- GRANITE - CITY STANDARD SALT & PEPP COLOR THERMAL FINISH
- GRANITE LID - CITY STANDARD SALT & PEPPER COLOR
- 4"x4" GRANITE PAVES CARNELIAN CO THERMAL FINISH ASR MPR BY HANOVER
- DECOMPOSED GRANITE
- HPE WOOD DECK
- HISTORIC COBBLE
- FLOATING MARINA PIERS
- PLANTED AREAS
- LAWN AREAS

NOTES:
1. All curbs, LID systems & cross walk ramps are city standard salt & pepper granite







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STORMWATER CONCEPT PLAN 2.2

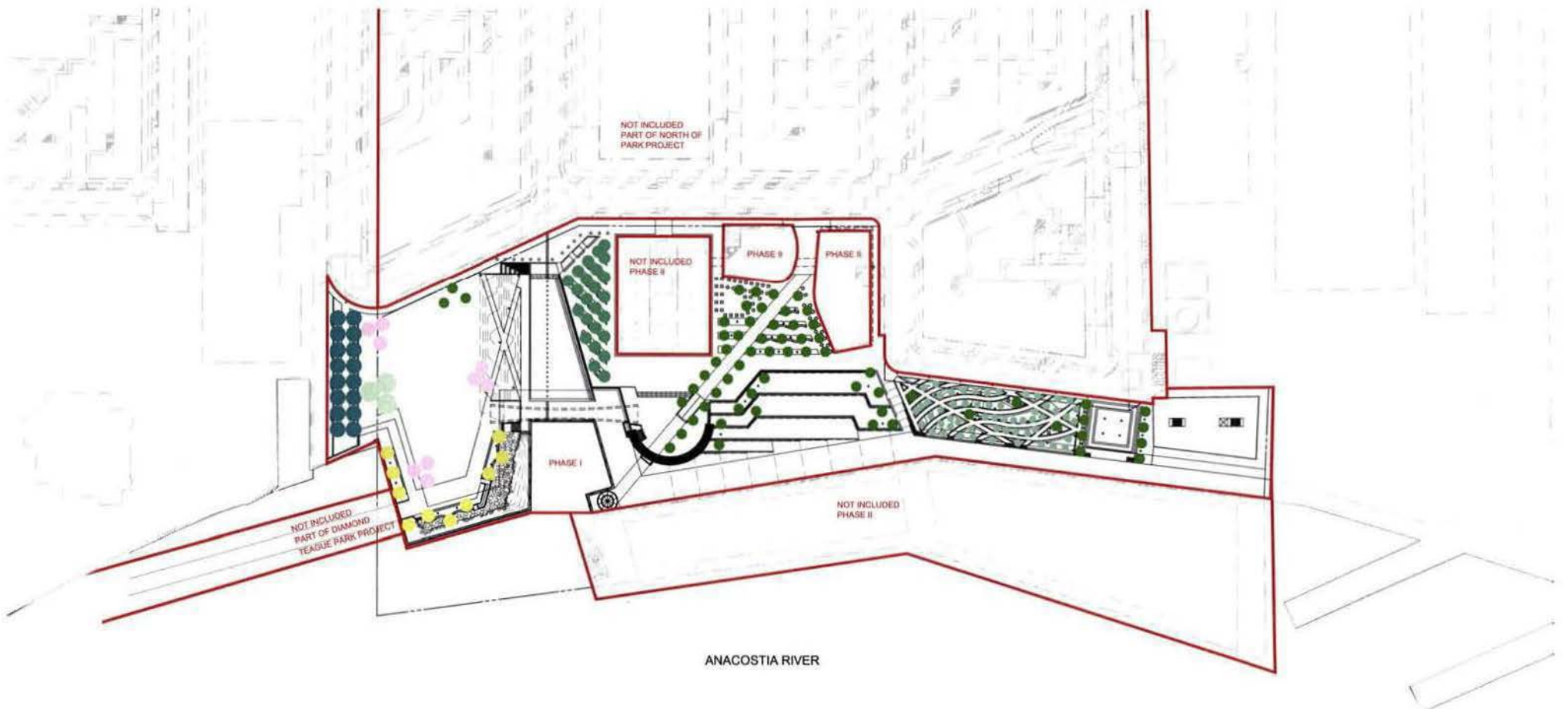
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Gensler | ZONING COMMISSION REVIEW SUBMISSION

SCALE: (36"x24") 1"=40'-0"
(11"x17") 1"=80'-0"

0 25 50 100 200 FT





● QUERCUS PALUSTRIS
PIN OAK



● PLATANUS OCCIDENTALIS
AMERICAN SYCAMORE



● SALIX BABYLONICA
WEeping WILLOW



● PLATANUS ACERIFOLIA
LONDON PLANE TREE



● GLEDITSIA TRIACANTHOS
HONEY LOCUST



● BETULA NIGRA
RIVER BIRCH



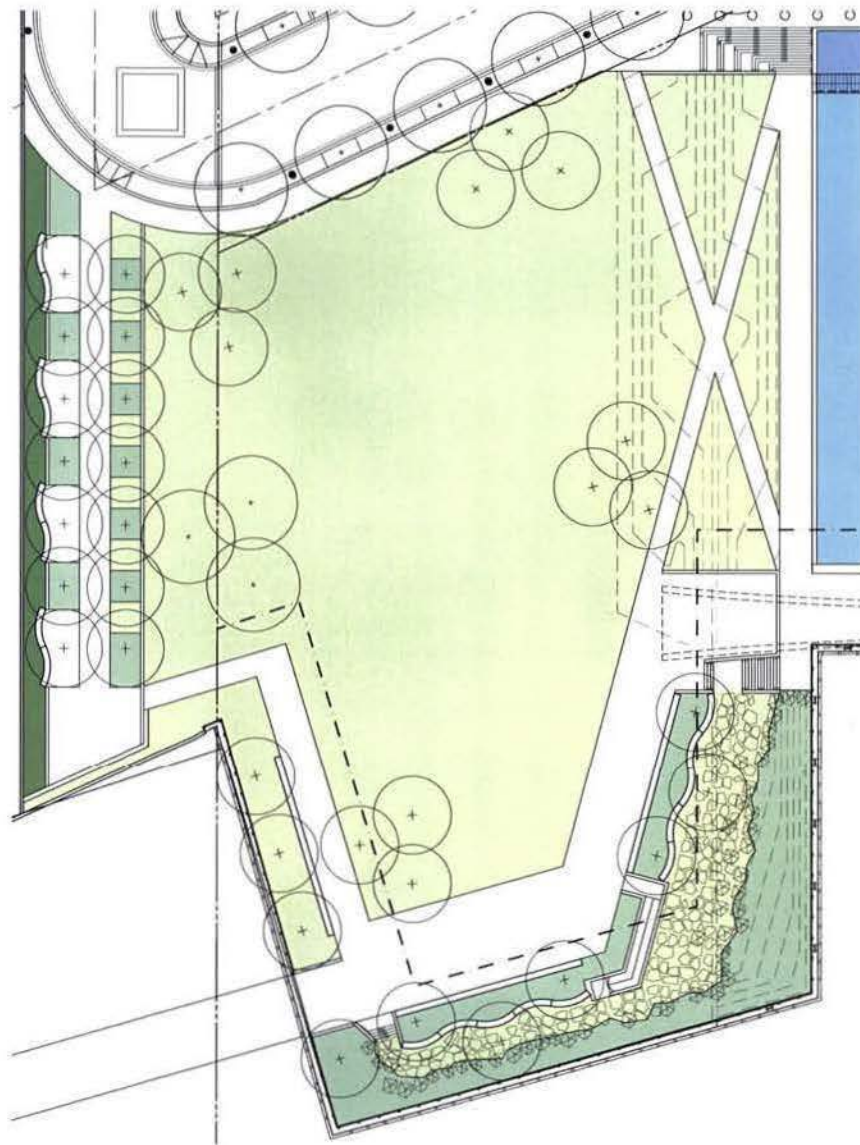
● PRUNUS SERRULATA
CHERRY KWANZAN



● JUNIPERUS VIRGINIANA
AMERICAN CEDAR



● CARPINUS BETULUS
EUROPEAN HORNBEAM



CAREX COMANS
NEW ZEALAND HAIR SEDGE



PENNISETUM ALOPECUROIDES
'HAAMELN' FOUNTAIN GRASS



PENNISETUM ALOPECUROIDES
'MOUDRY' FOUNTAIN GRASS



PENNISETUM ORIENTALE
'KARLEY ROSE'



IMPERATA CYLINDRICA
'RED BARON' JAPANESE BLOOD GRASS



PHALARIS ARUNDINCEA
RIBBON GRASS



MISCANTHUS SINENSIS
CHINESE SILVER GRASS



MISCANTHUS SINENSIS
'VARIEGATUS' CHINESE SILVER GRASS



CONVALLARIA MAJALIS
LILY OF THE VALLEY



YUCCA FILAMENTOSA
SPOONLEAF YUCCA



NEPETA CATARIA
CATNIP



VINCA MINOR
LESSER PERIWINKLE



THYMUS VULGARIS
THYME



COTONEASTER SALICIFOLIUS
'REPENS' WILLOWLEAF COTONEASTER



TAXUS MEDIA
ENGLISH/JAPANESE YEWE



QUERCUS PALUSTRIS
PIN OAK



SALIX BABYLONICA
WEeping WILLOW



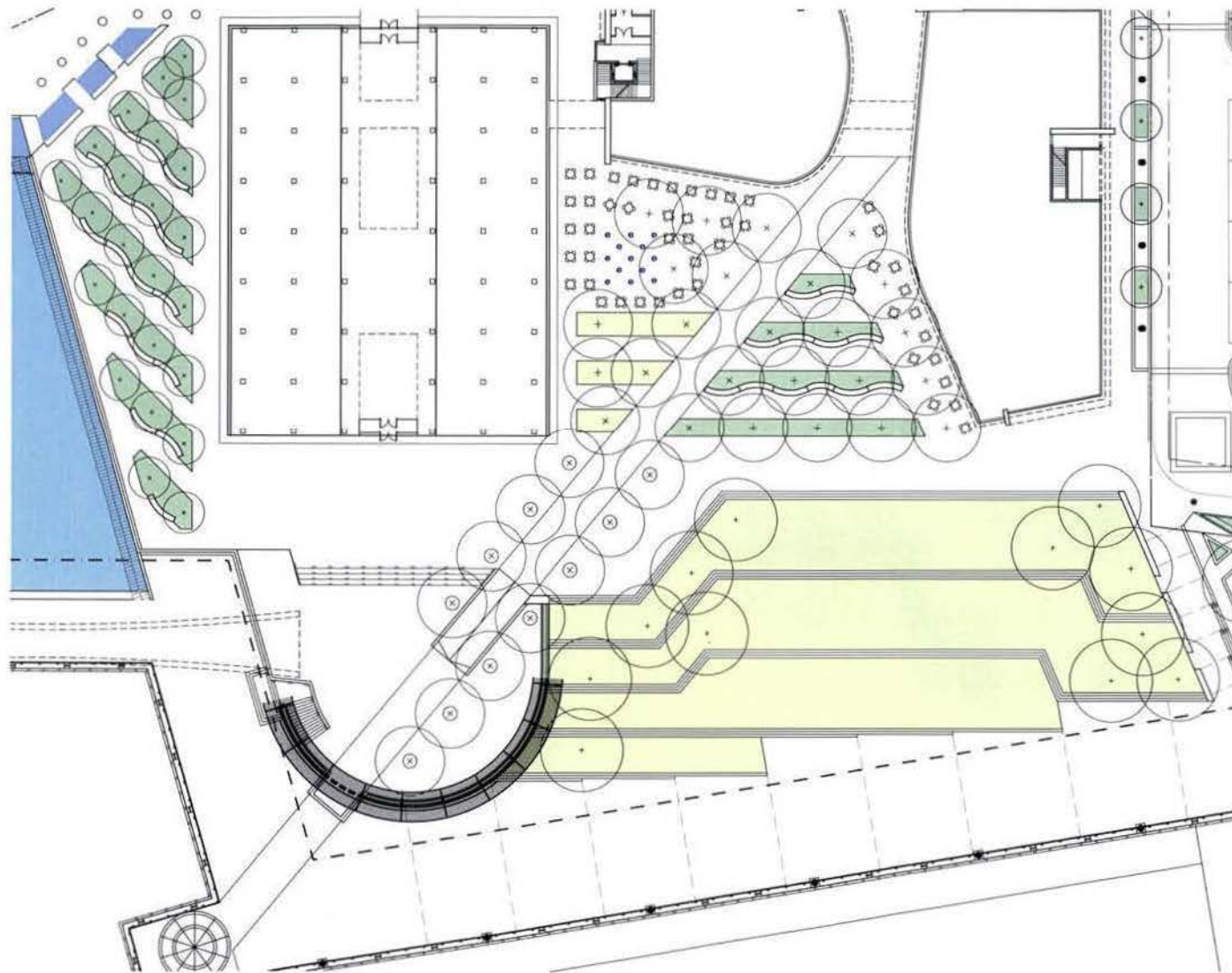
GLEDITSIA TRIACANTHOS
HONEY LOCUST



PLATANUS OCCIDENTALIS
AMERICAN SYCAMORE



PRUNUS SERRULATA
CHERRY KWANZAN



RHODEDENDRON OBTUSUM
AMOENUM AZALEA KURUME
EVERGREEN



RHODEDENDRON OBTUSUM
AMOENUM AZALEA KURUME
EVERGREEN



CLIPPED RHODODENDRON
HEDGE



CLIPPED RHODODENDRON
HEDGE



GLEDISIA TRIACANTHOS
HONEY LOCUST



ZELKOVA SERRATA
JAPANESE ZELKOVA



CARPINUS BETULUS
EUROPEAN HORNBEAM



PLATANUS ACERIFOLIO
LONDON PLANE TREE



JUNIPERUS VIRGINIANA
AMERICAN CEDAR



HOSTA
'FAIR MAIDEN'



HOSTA
'FIRE AND ICE'



HOSTA
'FRAGRANT BLUE'



HOSTA
'GOLD REGAL'



HOSTA
'HADSPEN BLUE'



HOSTA
'HALCYON'



HOSTA
'ICE CREAM'



HOSTA
'INNISWOOD'



VINCA MINOR
LESSER PERIWINKLE



LIRIOPE MUSCARI
VARIEGATED LIRIOPE



LIRIOPE MUSCARI
'BIG BLUE' LIRIOPE



HEDERA HELIX
BATLIC IVY



BUXUS SEMPERVIRENS
BOXWOOD



BETULA NIGRA
RIVER BIRCH



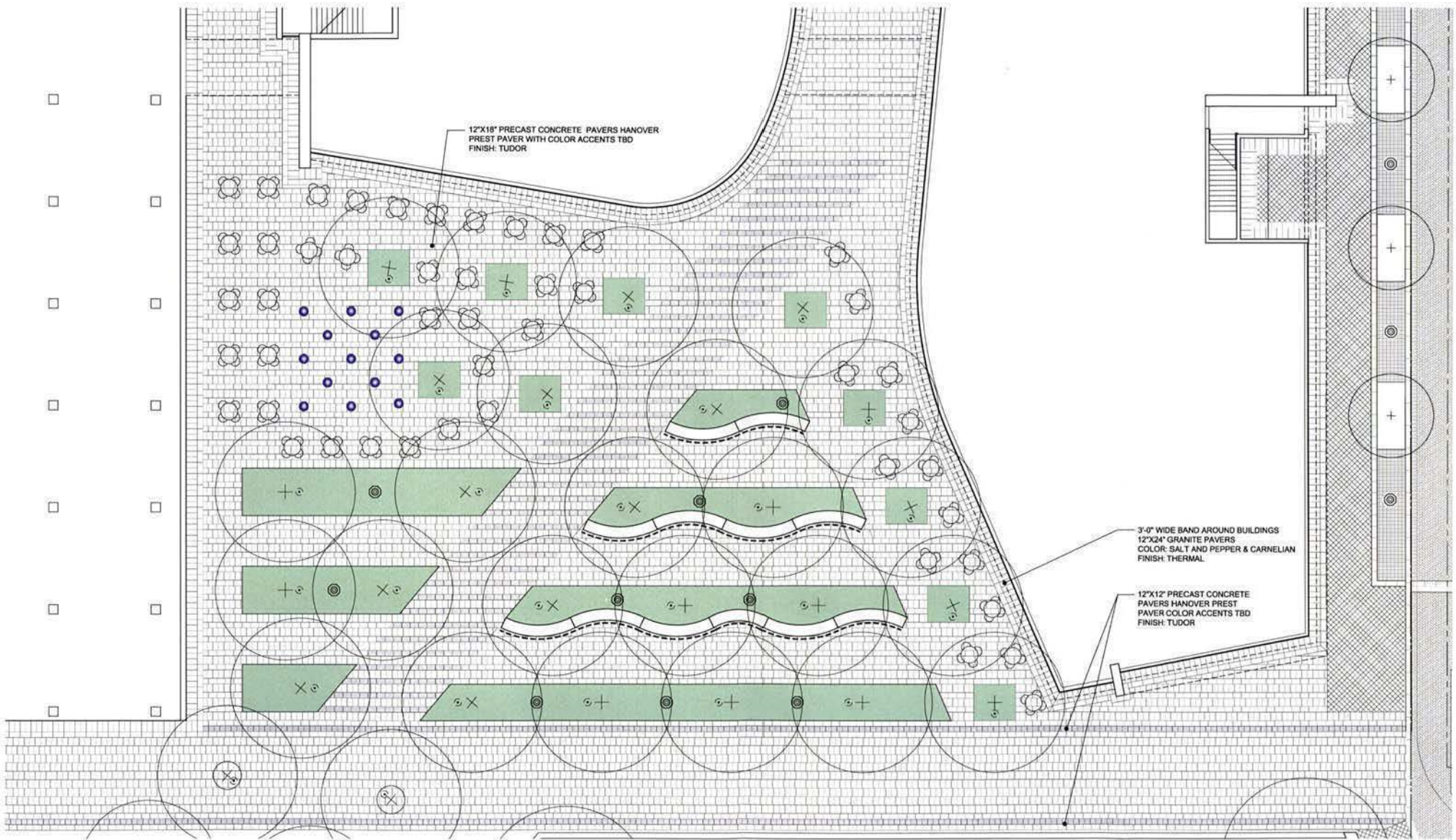
PLATANUS OCCIDENTALIS
AMERICAN SYCAMORE

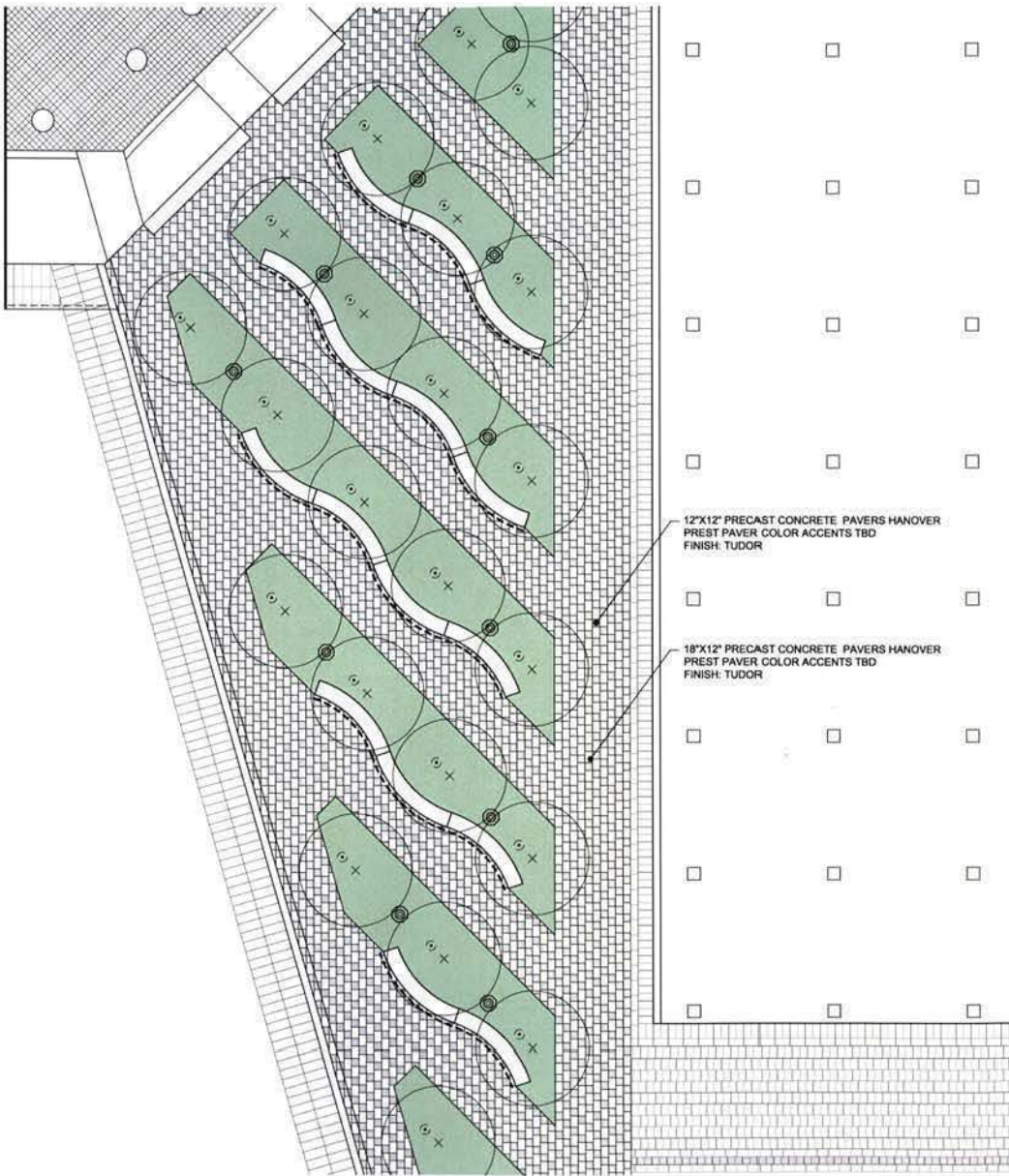


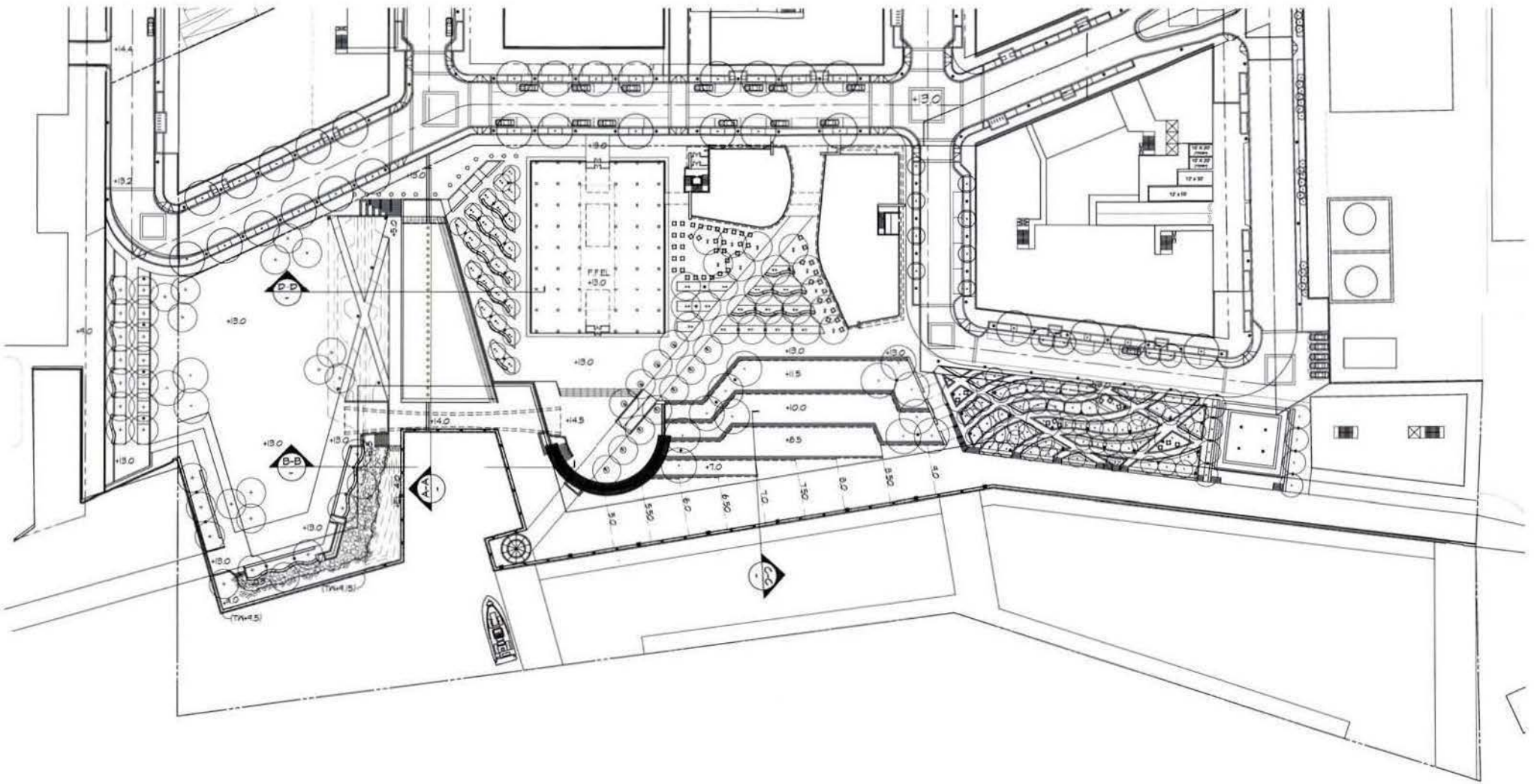
LAGERSTROEMIA INDICA
CREPE MYRTLE



CARPINUS BETULUS
EUROPEAN HORNBEAM





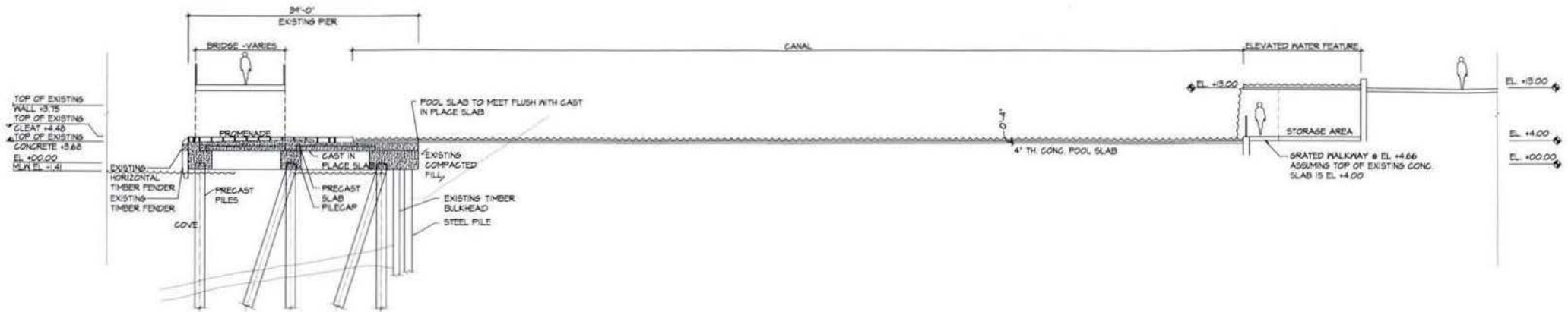


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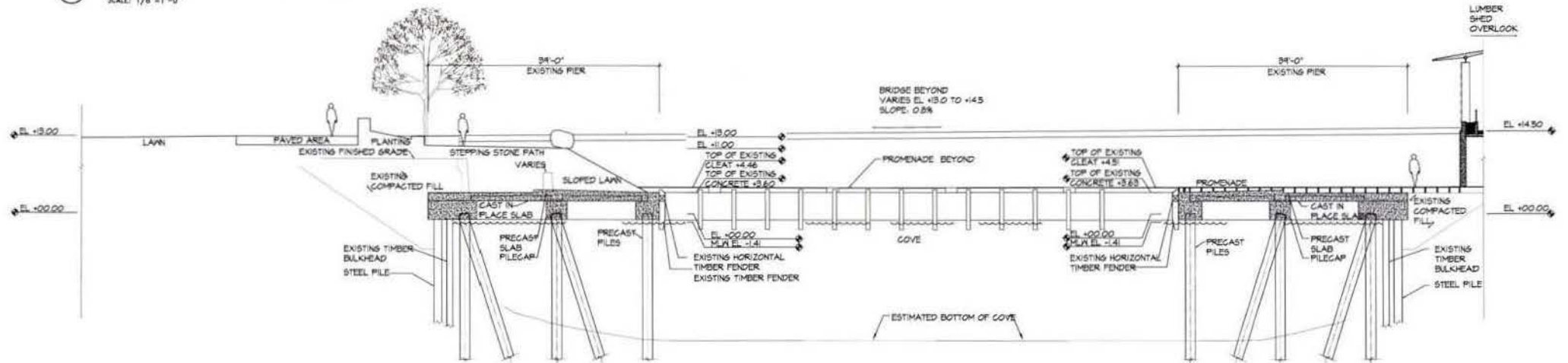
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SITE SECTION KEY PLAN 5.1



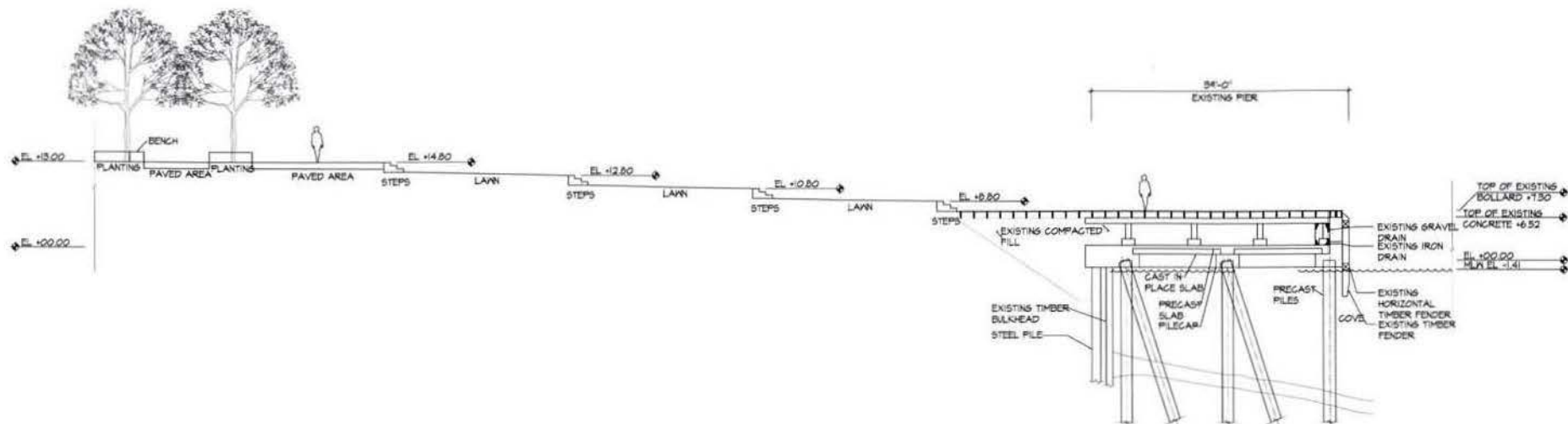


1 SECTION A-A
SCALE: 1/8"=1'-0"

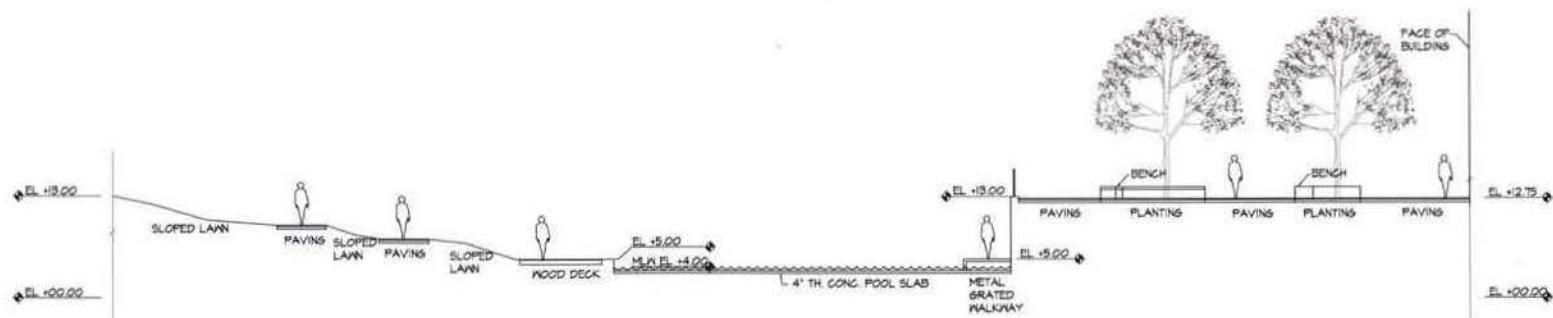


2 SECTION B-B
SCALE: 1/8"=1'-0"





1 SECTION C-C
SCALE: 1/8"=1'-0"



2 SECTION D-D
SCALE: 1/8"=1'-0"





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WATER FRONT PARK - SOUTH WEST AERIAL VIEW

6.1

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SCALE: NTS





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WATER STREET - RETAIL PAVILIONS ENTRANCE

6.2

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SCALE: NTS





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WATER STREET & 4th STREET INTERSECTION

6.3

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SCALE: NTS





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RETAIL PAVILIONS PLAZA ENTRANCE

6.4





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WATER STREET - STREET FESTIVAL

6.5

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SCALE: NTS





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PARK ENTRANCE PLAZA | 6.6

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SCALE: NTS





THE YARDS AT SOUTHEAST FEDERAL CENTER

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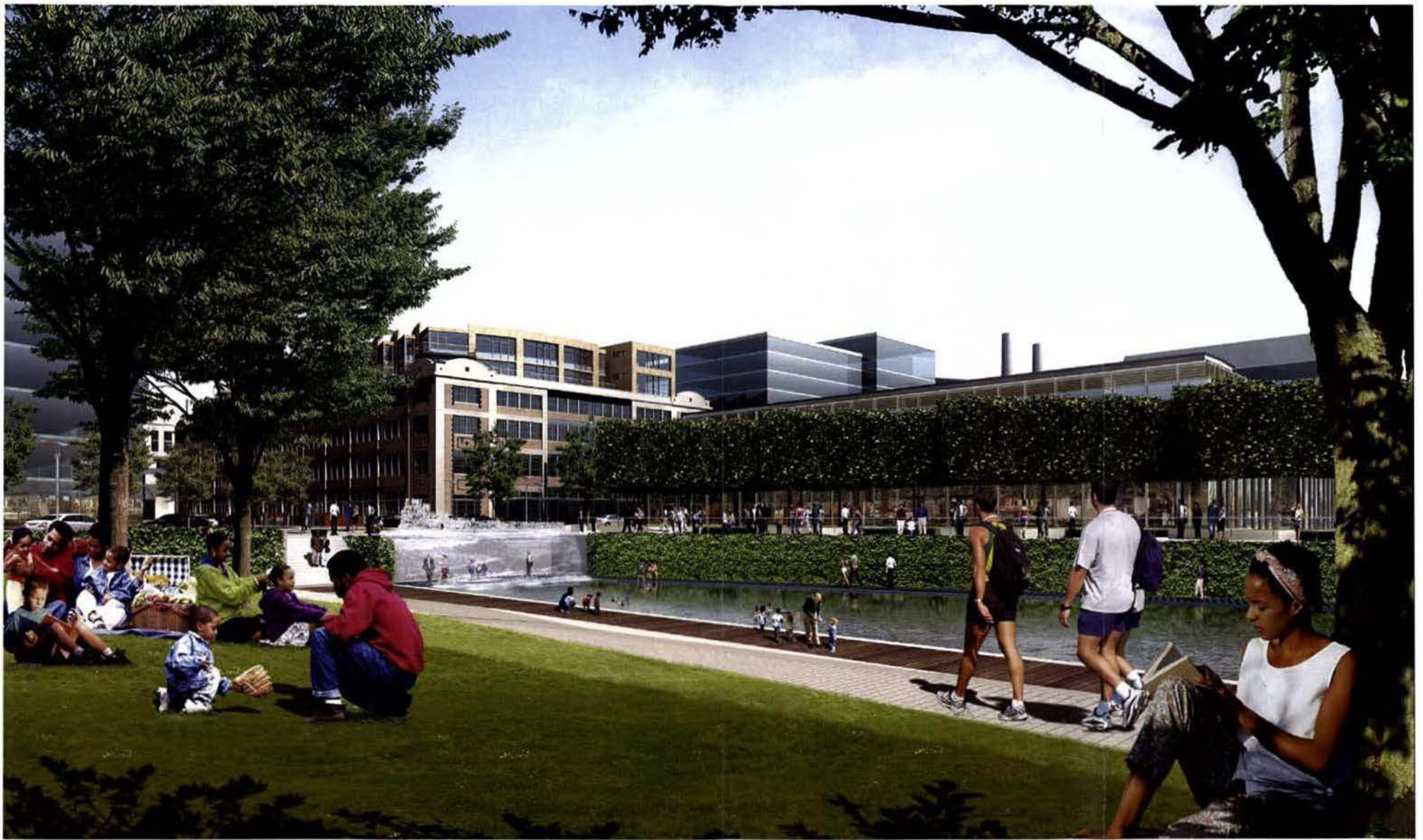
PARK ENTRANCE PLAZA AT DUSK

6.7

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SCALE: NTS





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VIEW OF WATER FALL AND CANAL FROM GREAT LAWN

6.8

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SCALE: NTS





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GREAT LAWN 6.9

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GRASS GARDEN 6.10

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SCALE: NTS





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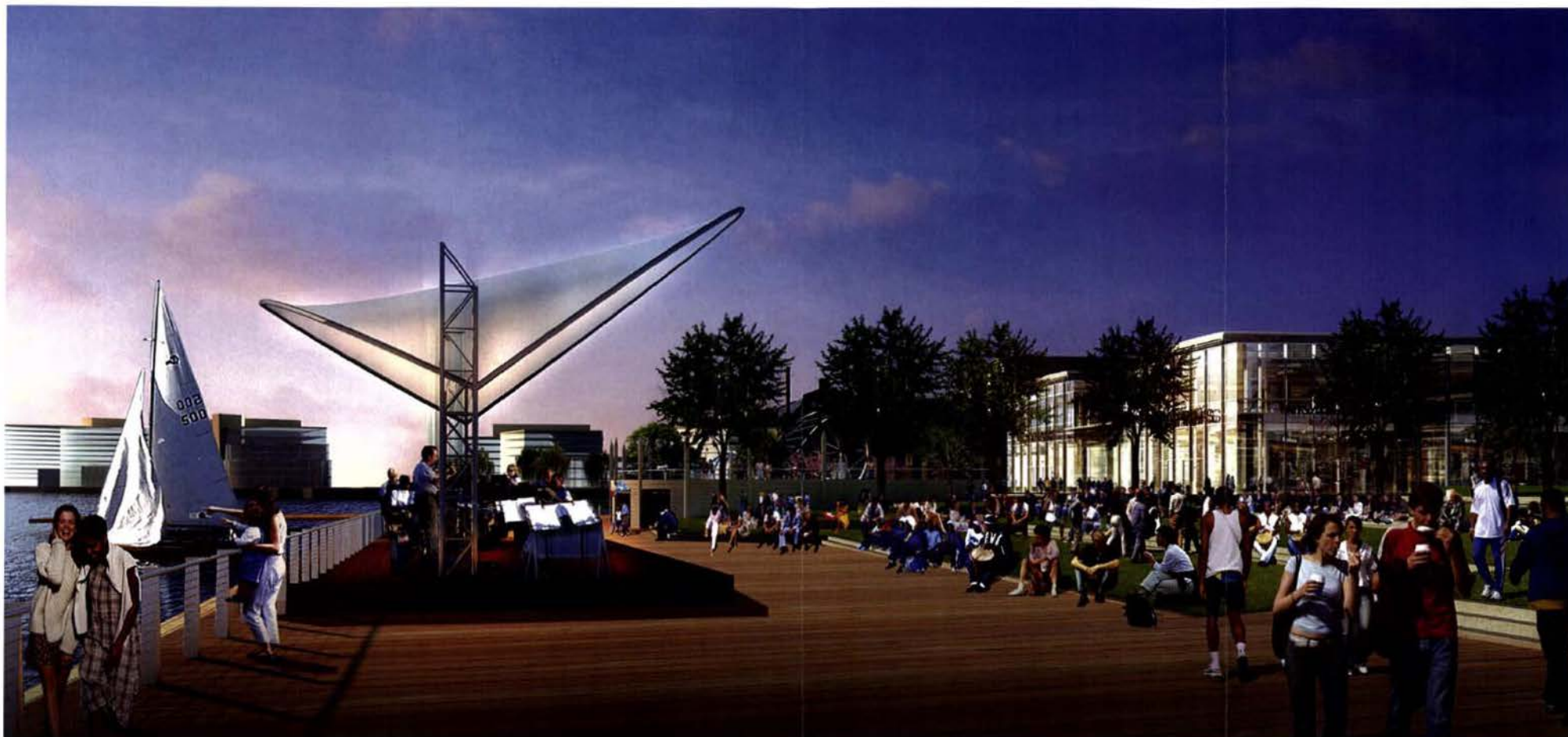
PROMENADE - VIEW FROM OVERLOOK

6.11

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PROMENADE - OUTDOOR CONCERTS

6.12

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RIVER STREET GARDENS | 6.13

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SCALE: NTS

