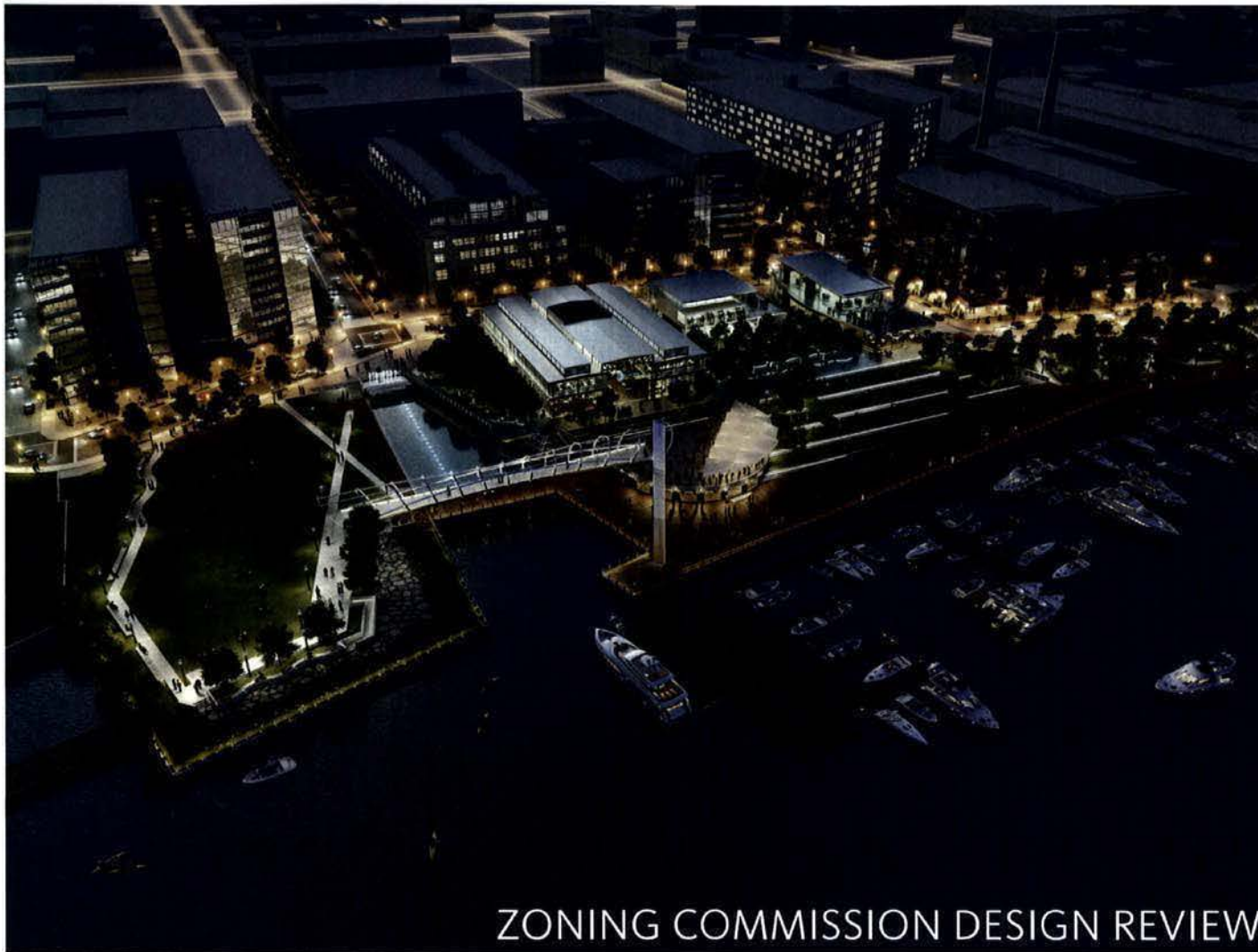




ZONING COMMISSION DESIGN REVIEW

ZONING COMMISSION
CASE No. 08-04A
EXHIBIT No. 18



THE YARDS

ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

WASHINGTON, D.C. | March 2, 2009 | CONSULTANTS: **Gensler** | M. PAUL FRIEDBERG & PARTNERS / MPFP LLC | ROBERT SILMAN ASSOCIATES PLLC | HISTORY MATTERS LLC | James Carpenter Design Associates Inc.

ZONING COMMISSION
District of Columbia
CASE NO.08-04A
EXHIBIT NO.18

OUTREACH AND CONSULTATION

The Proposed Design Has Been Reviewed By:

- o D.C. Office of Planning
- o Advisory Neighborhood Commission 6D
- o D.C. Deputy Mayor for Planning and Economic Development
- o National Capital Planning Commission
- o U.S. Commission of Fine Arts
- o D.C. State Historic Preservation Officer
- o U.S. Navy
- o D.C. Water and Sewer Authority
- o JBG/Federal Center LLC
- o D.C. Preservation League
- o Committee of 100 on the Federal City
- o Capitol Hill Restoration Society
- o Advisory Council on Historic Preservation



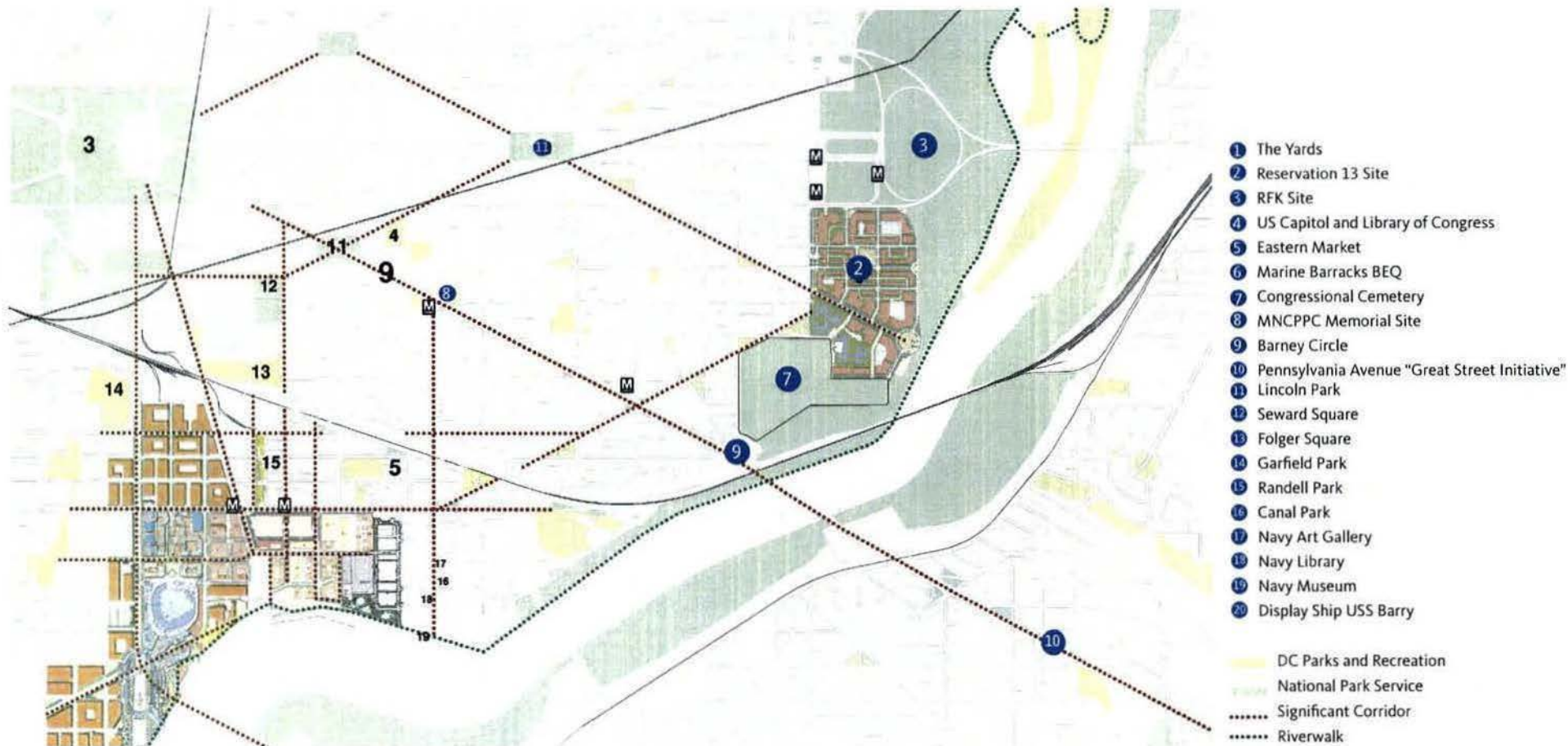
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OUTREACH AND CONSULTATION

2

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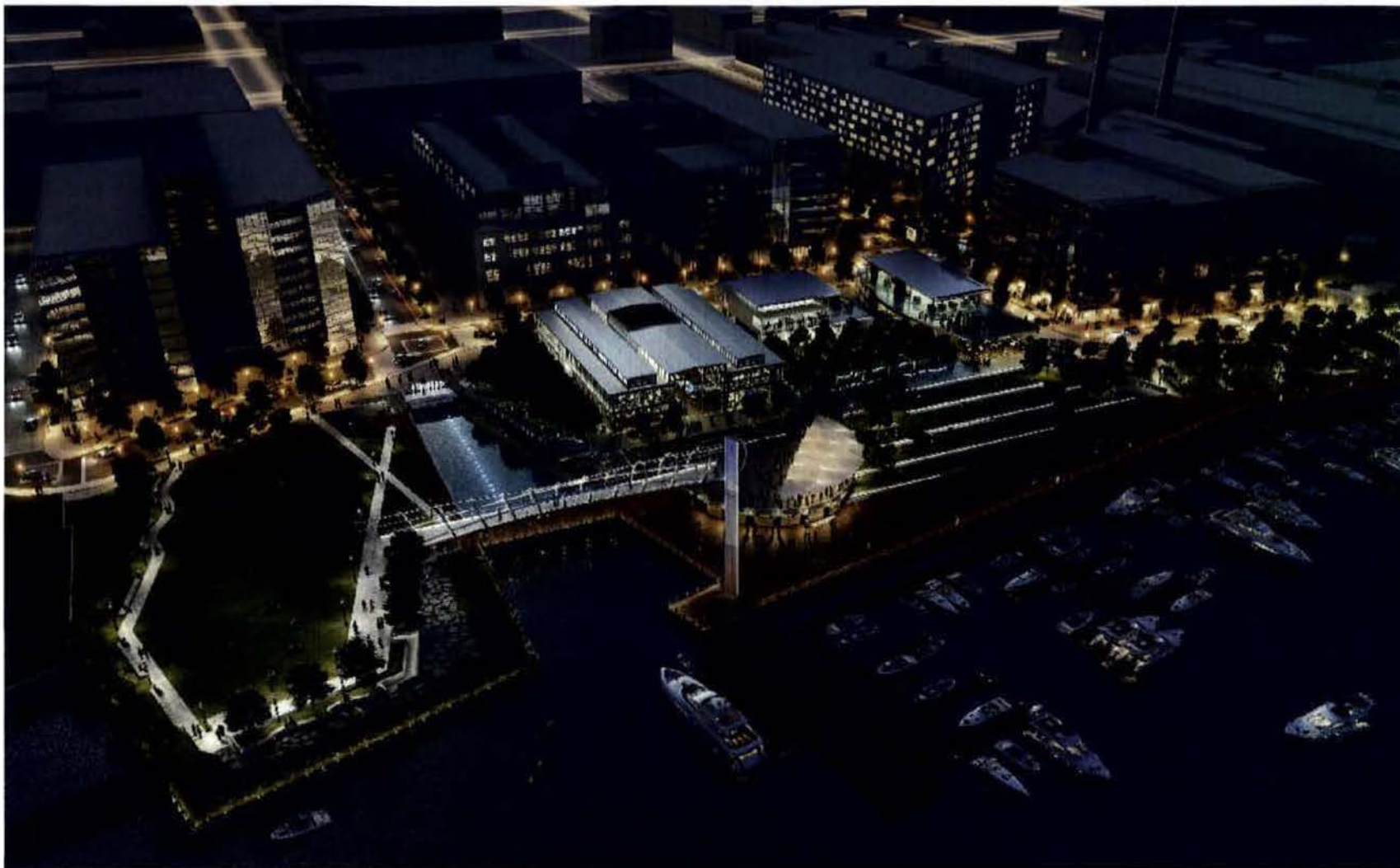


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VICINITY PLAN 3

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AERIAL VIEW

4

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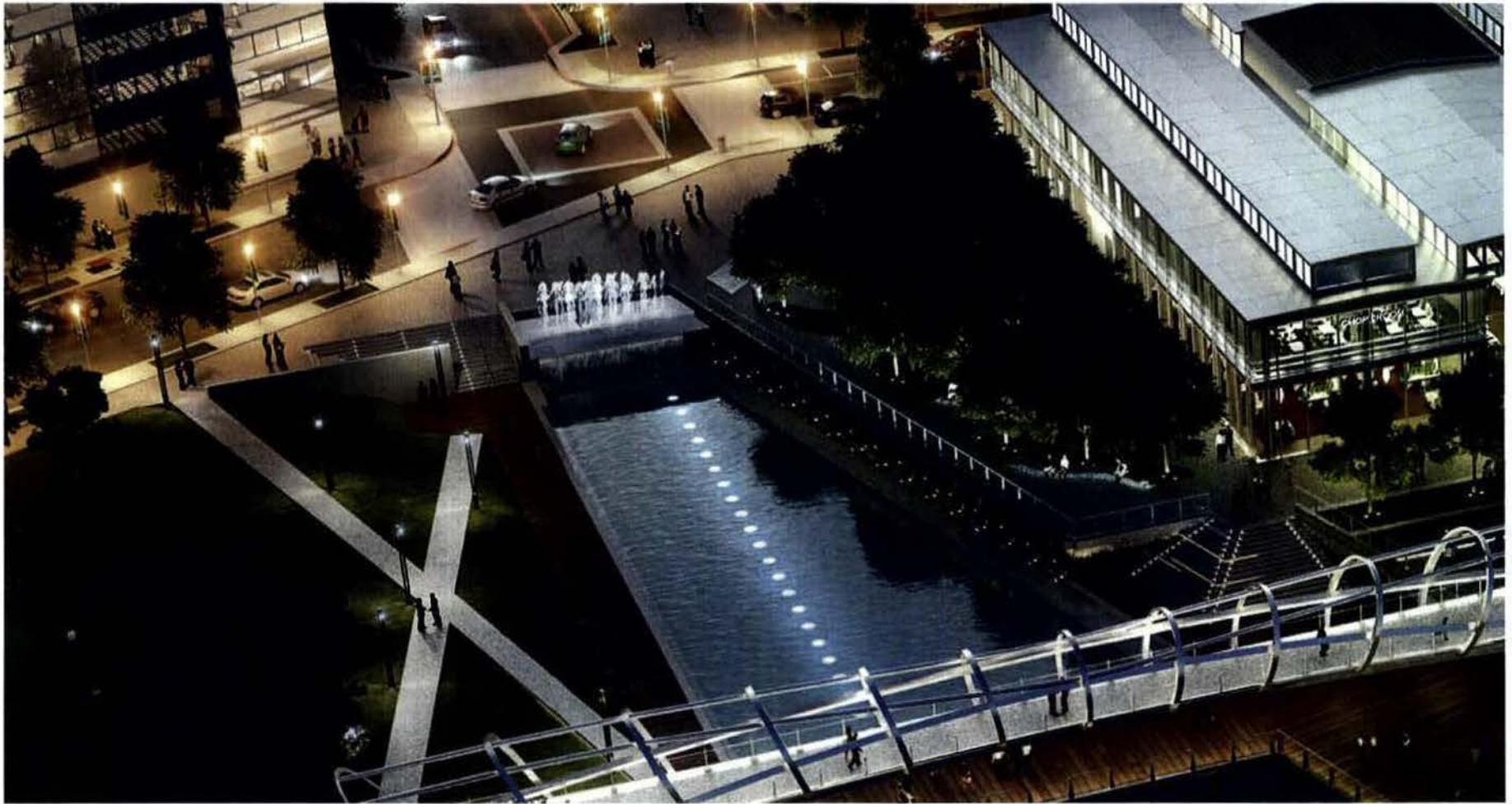


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SITE PLAN 5

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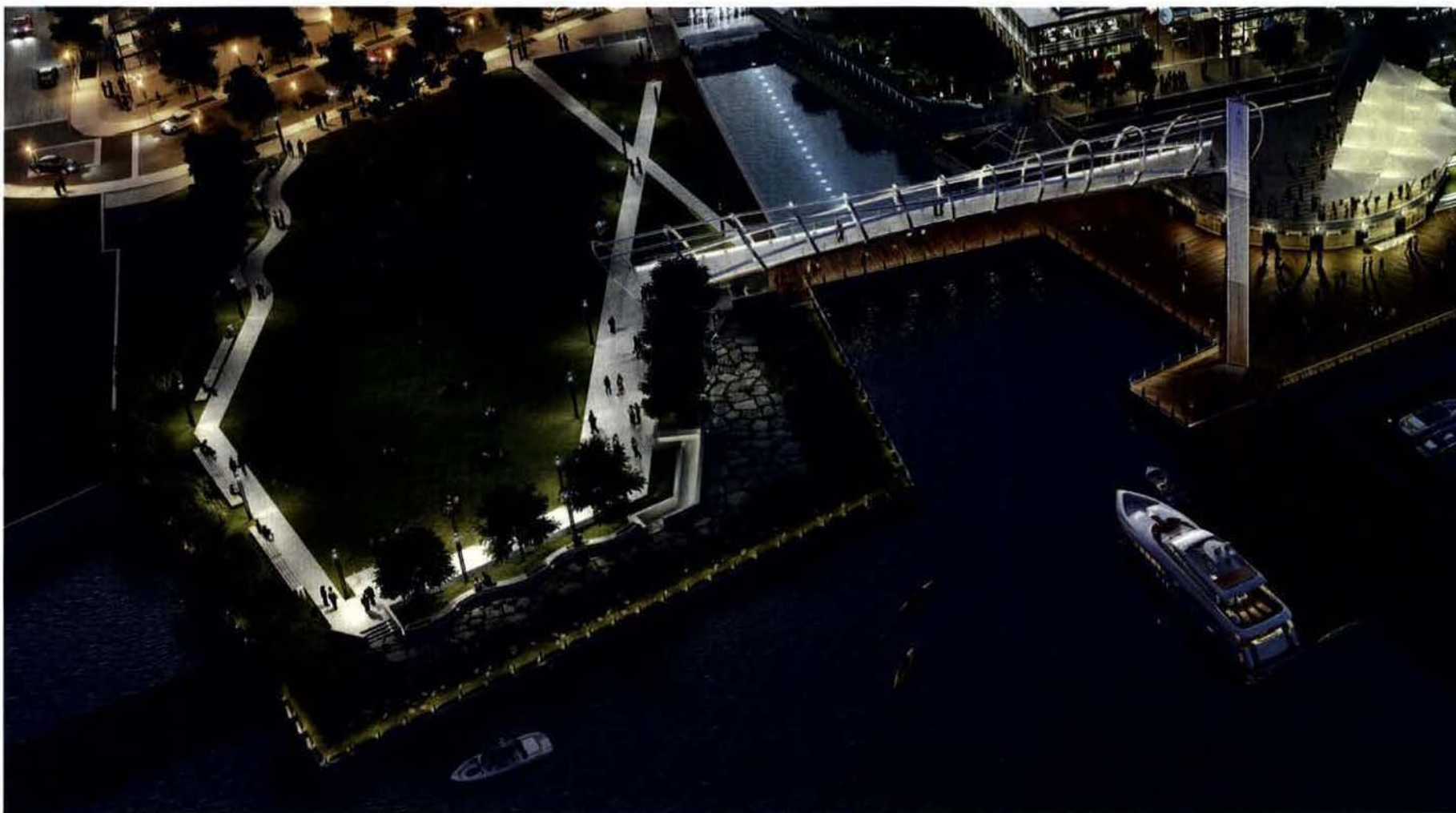
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ENTRANCE PLAZA

7

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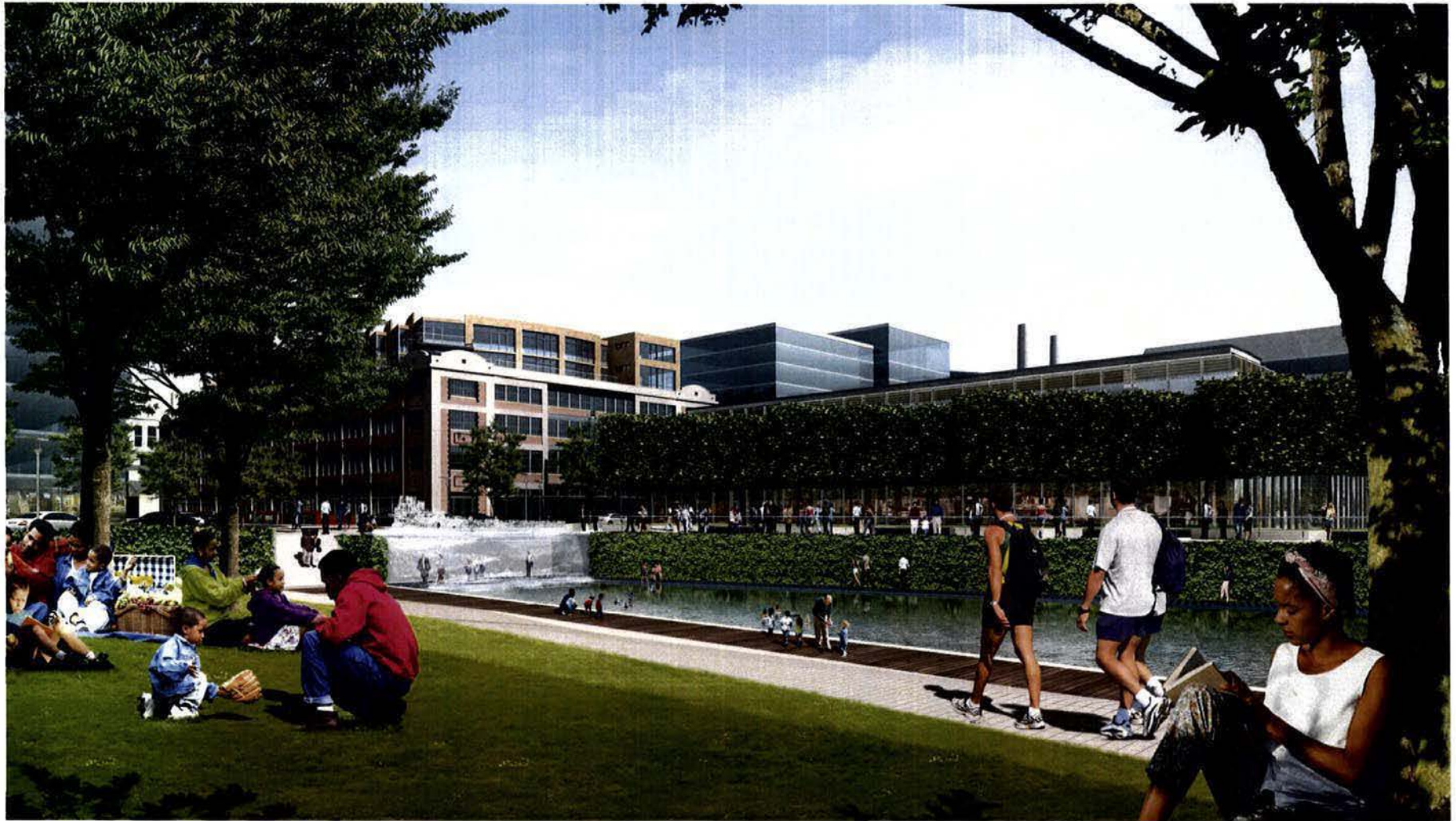
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GREAT LAWN

8

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VIEW TOWARDS THE CANAL

9

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GREAT LAWN 10

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VIEW TOWARDS PROMENADE

11

WASHINGTON, D.C. |

March 2, 2009 |

CONSULTANTS:

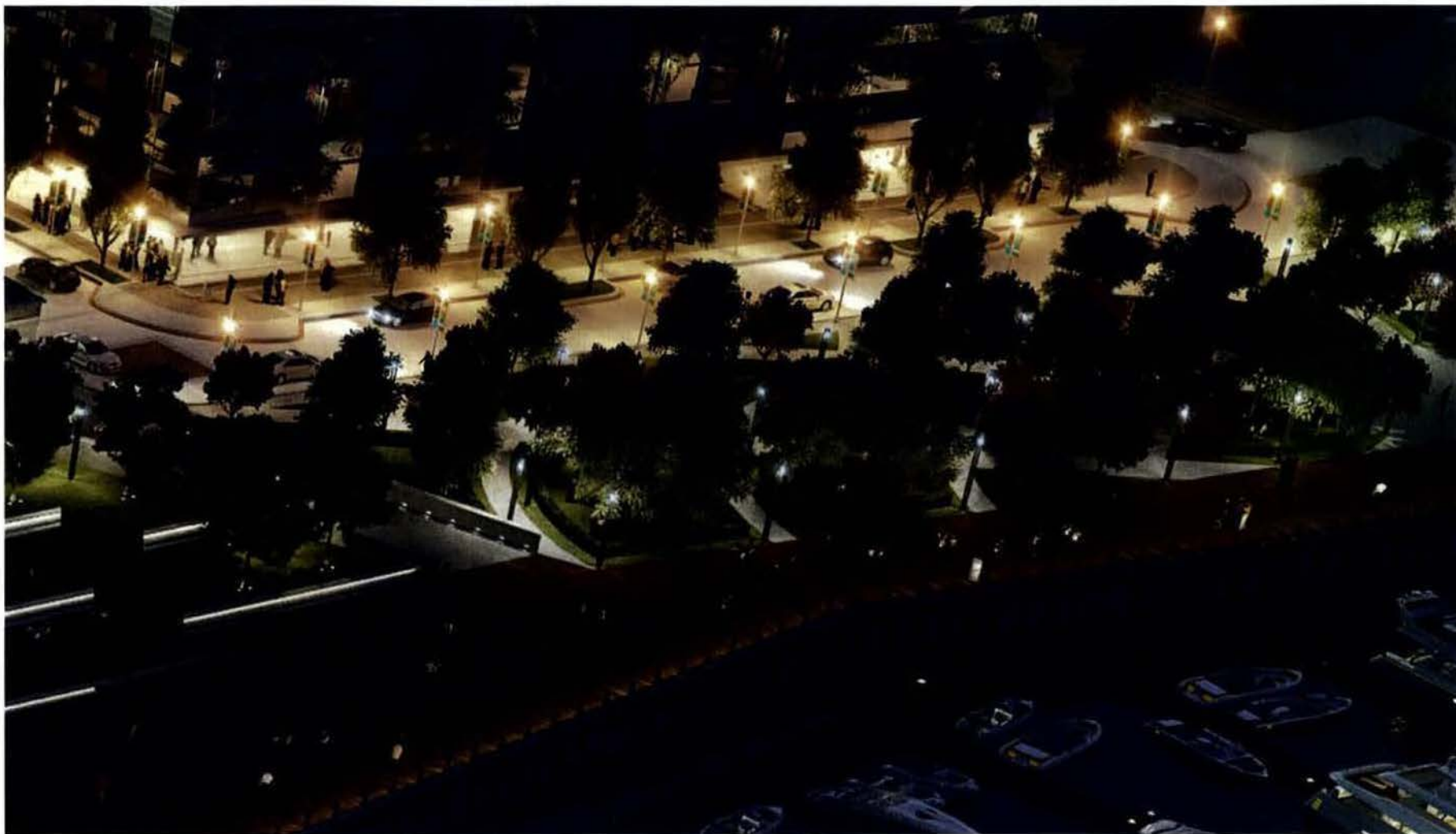
Gensler |

M. PAUL FRIEDBERG & PARTNERS / MPFP LLC |

ROBERT SILMAN ASSOCIATES PLLC |

HISTORY MATTERS LLC |

James Carpenter Design Associates Inc.



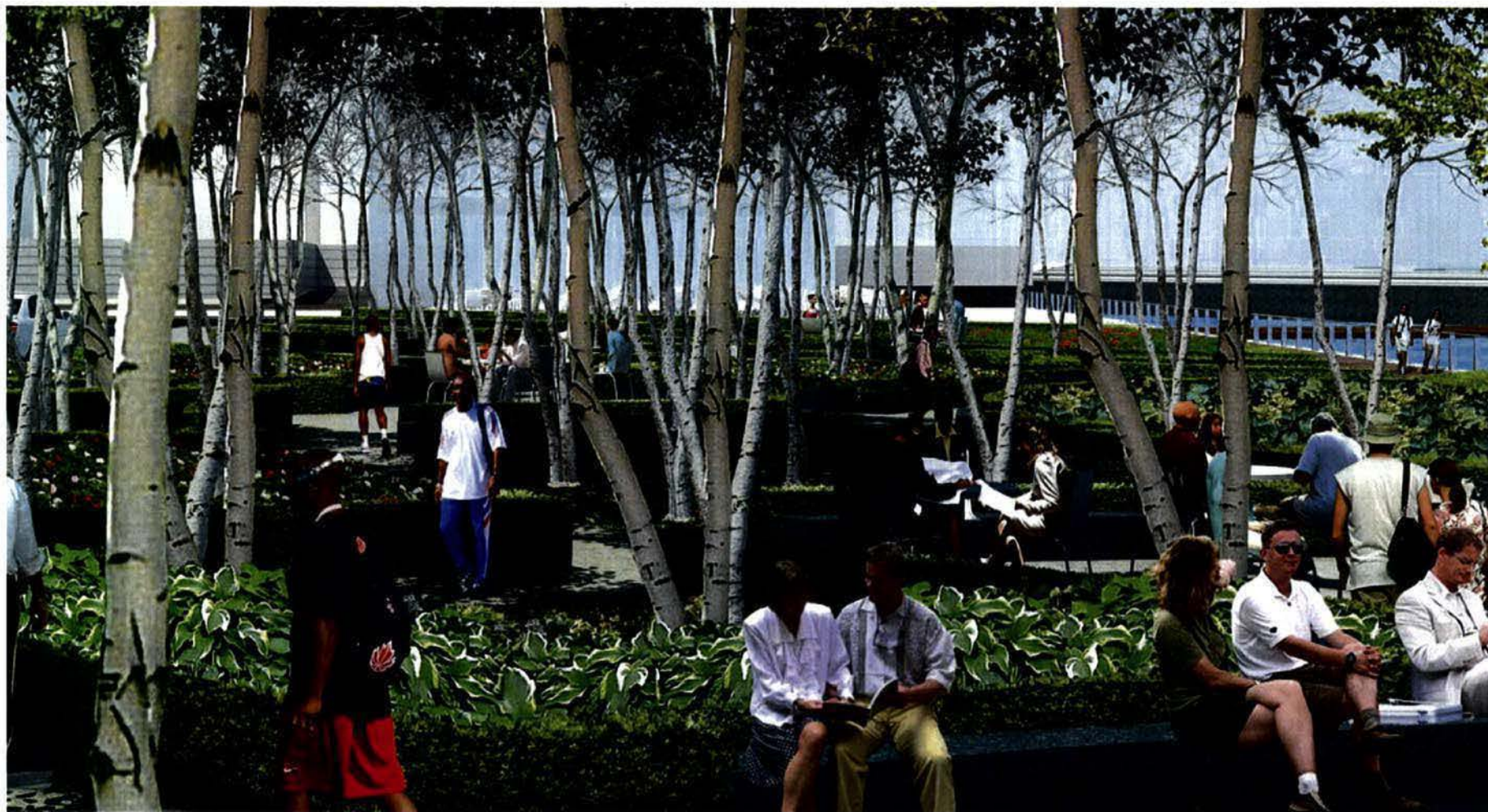
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RIVER STREET GARDENS

12

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RIVER STREET GARDENS

13

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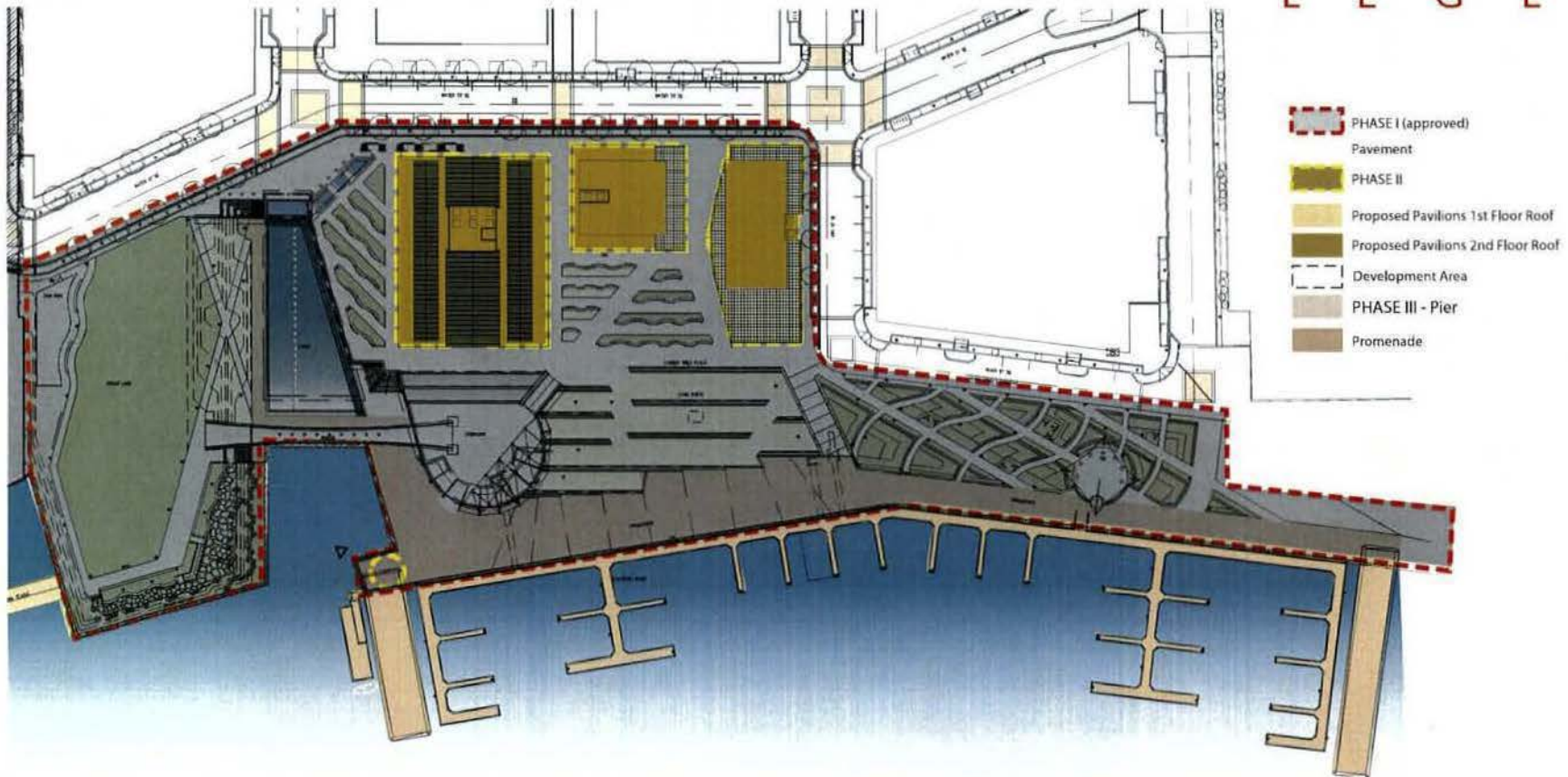
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THE PAVILIONS 14

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LEGEND



SITE PLAN



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SEE ENLARGED PLANS FOR SCALED BUILDING DWGS.

15



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JCDA DESIGN PHILOSOPHY

James Carpenter Design Associates expands the artistic and technical potential of light and materials as they effect architectural space. JCDA's work envisions and translates the aesthetic and imaginative potential of light to transform an individuals' experience of place. The studio's work draws from architecture, engineering, materials science, landscape architecture, and sculpture, extending the boundaries of each. With his studio and in collaboration with architects and engineers from around the world, James Carpenter creates architectural works that integrate a thorough understanding of new fabrication technologies to address contemporary environmental and energy considerations. The studio reveals new ways for light, modulated through unique materials, to enrich the visual experience of architectural space.



IMAGES OF PAST JCDA WORK



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JCDA DESIGN PHILOSOPHY

16



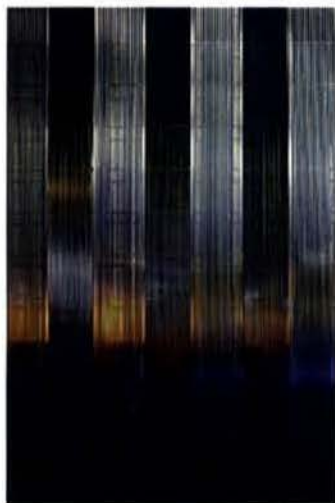
IMAGES OF PAST JCDA WORK



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IMAGES OF PAST JCDA WORK



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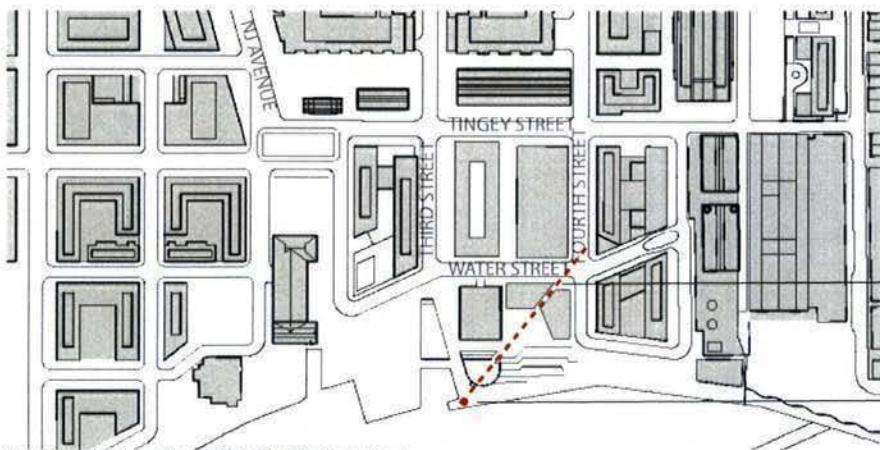


IMAGES OF PAST JCDA WORK



Visual Marker Location within Potomac Watershed

Approximate Site Area, See Below



Visual Marker Location within The Yards context

Alignment of Visual Marker with Tree-lined Pedestrian walk

Approximate Location of Visual Marker

PARK DESIGN AND PLANNING CONTEXT

The Southeast Federal Center site offers a unique opportunity to reconnect the urban fabric of southeast Washington to the Anacostia River and the larger watershed that defines the nation's capital. Central to this connection is the Visual Marker, which serves as a subtly shimmering figure within the park in the day time and an illuminated presence at night, drawing people through the city context down to the reclaimed edge of the river. Within the proposed Waterfront Park, the Visual Marker's location further aligns with a tree lined pedestrian walk that connects the upper level of the park to the activity of the board walk. At night, the top portion of the Visual Marker is internally illuminated, recalling some of the historic light house and channel markers and further delineating the edge of the park and city fabric from the Potomac River basin. The Visual Marker will also function as a symbolic center for the District's southeast quadrant, serving as a focal point and link between the east and west sides of the Anacostia River.

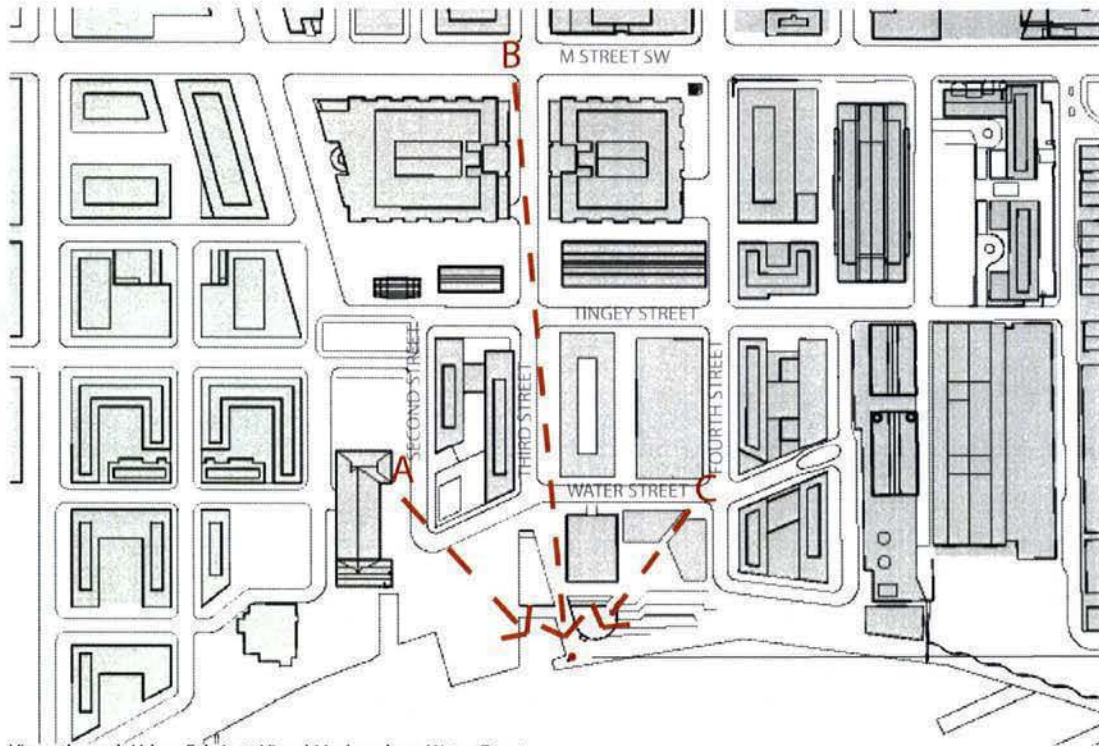


THE YARDS

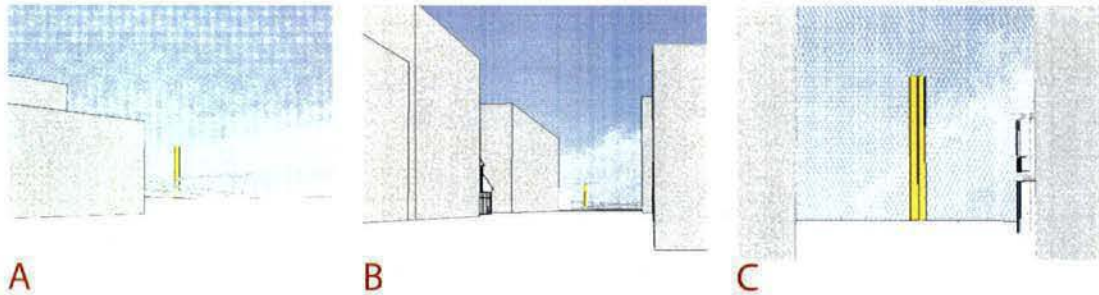
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PARK DESIGN & PLANNING CONTEXT 20

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Views through Urban Fabric to Visual Marker along Water Front



A

B

C

PARK DESIGN AND PLANNING CONTEXT, Continued

The Visual marker is consistent with NCPC's "Memorials and Museums" Master Plan, and will establish a figural element at one of the Master Plan's 100 recommended sites. Key to the Master Plan is the concept that future landmarks should reinforce the "waterfront crescent" created by the Potomac and Anacostia Rivers around the District's monumental core. One such waterfront site—Site 37—is located within the Southeast Federal Center at the approximate location of the Visual Marker. Site 37 is broadly described as a waterfront site east of 2nd Street SE and generally on axis with New Jersey Avenue. The Master Plan notes that Site 37 "provides excellent interpretive potential for commemorative features of medium to large size," and goes on to state that the "historic character of the Navy Yard and the dramatic waterfront vistas that are found within the SEFC create an excellent setting" for such a marker.

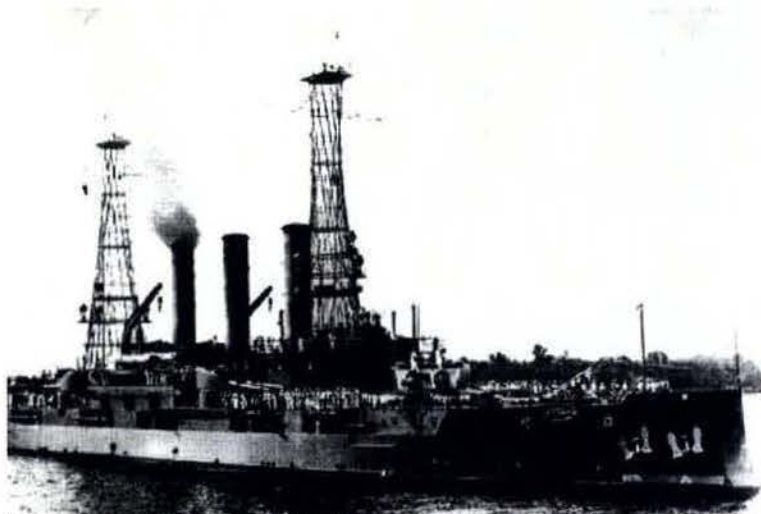


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PARK DESIGN & PLANNING CONTEXT 21

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Historic Photograph, USS Kansas Navy Ship, with Mast Structures



Detail of Historic Mast Structure



Existing Conditions - Photographed from I-295 Bridge



Photo of Site with Smokestacks Beyond

PARK DESIGN AND PLANNING CONTEXT, Continued

The Visual marker's location and design intent captures the priorities for Site 37. The Visual Marker serves as a dramatic, elegant sculptural feature that reflects the location's historic origins as a shipyard and industrial site, and its location along a north-south axis with the Lumber Yard and Pattern and Joiners' Shop reinforces the historic perpendicularity of the Naval Gun Factory's buildings to the Anacostia Waterfront. More broadly, the Visual marker's location serves as a visual and symbolic connection across the Anacostia River. The site is across the Anacostia River from one of the Master Plan's so-called "prime" sites for a memorial in Poplar Point. The Visual marker will serve as a counterpoint to that site, and will serve to reinforce the connection between the west and east sides of the Anacostia River. The Visual marker's location on the water, just east of the New Jersey Avenue axis, will also serve to reinforce the extension of this L'Enfant street across the River.



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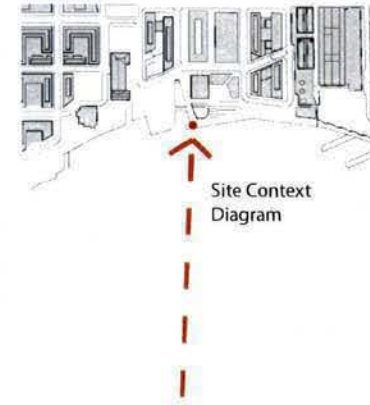
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PARK DESIGN & PLANNING CONTEXT 22

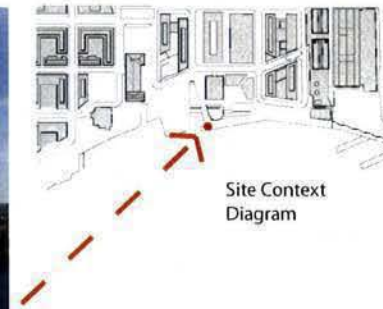
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View from Poplar Point, with Approximate Scale of Visual Marker Indicated



View from South Capital Street Bridge, with Approximate Scale of Visual Marker Indicated



THE YARDS

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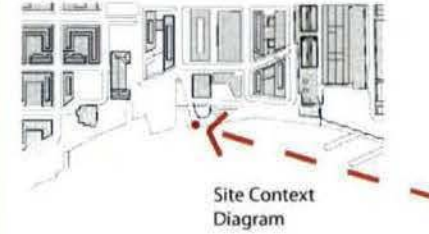
PARK DESIGN & PLANNING CONTEXT 23

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View from I-295 Bridge, with Approximate Height of Visual Marker Indicated

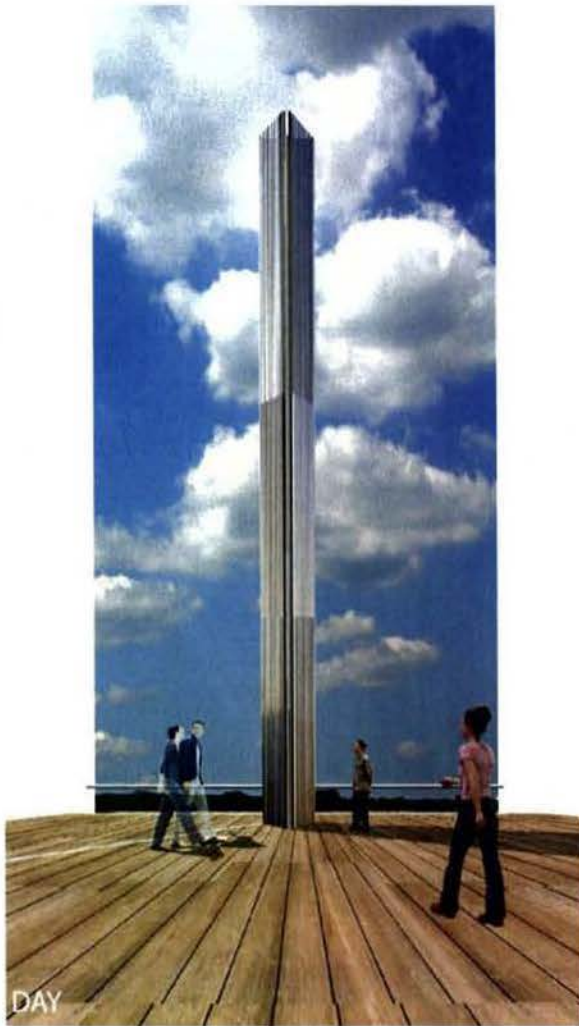


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PARK DESIGN & PLANNING CONTEXT 24

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COLLAGE IMAGES OF VISUAL MARKER ON BOARDWALK

CONCEPT

The visual marker is made up of a series of stainless steel panels composed of vertically oriented prismatic profiles. The varied faces of these solid prisms reflect the sun as it moves through sky, creating a series of textured surfaces that dynamically change as the clouds and light shift relative to the occupants of the park. The triangular profiles change angle and the spacing vary as your eye moves up the visual marker, becoming increasingly open towards the top and to allow for blending with the sky dome beyond. Similarly, the triangular form of the overall visual marker further reflects the varied park landscape, and occupants will perceive different reflections of the natural environment when viewing the visual marker from different vantage points. At the base, a reflective stainless steel panels sits behind the prismatic profiles, creating a subtle reflection of the people and the plants and trees moving around the visual marker.

At night, an internal series of lights illuminate a filigree of suspended reflectors, highlighting the upper part of the visual marker and connecting the boardwalk and park with the surrounding fabric of the city on both sides of the Anacostia River. Several hidden compact fixtures further illuminate the internal panel at the base, creating a more subtle glow within the visual marker and re-directing some of this light onto the faces and figures of people passing along the boardwalk.



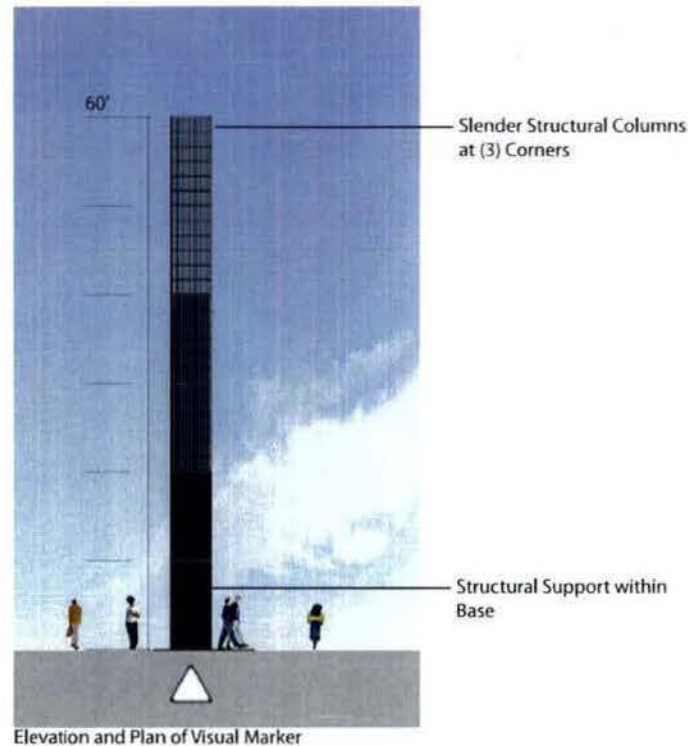
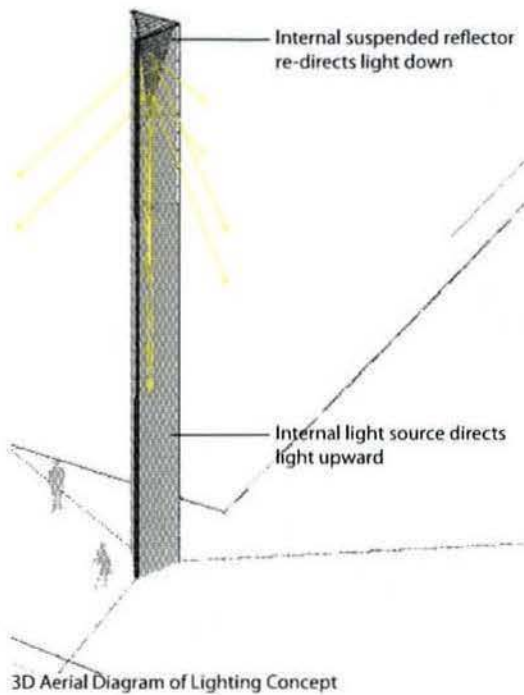
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CONCEPT DRAWINGS

25

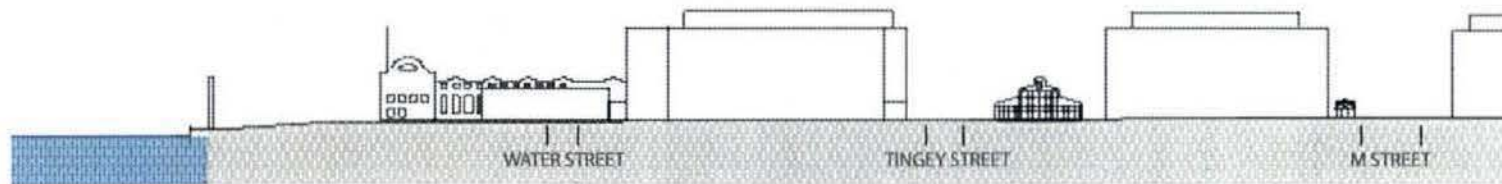
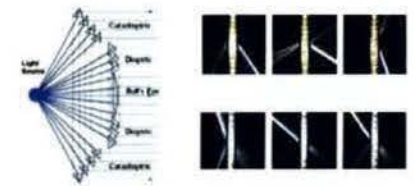
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CONCEPT, continued

The visual marker is structured with (3) sets of slender continuous columns at each corner, and a series of thin high strength rods that attach at several points along the visual marker's internal vertical faces and anchor these upper planes to (3) solid vertical plates below the light fixtures at the base. The exposed vertical faces are a series of vertical triangular profiles machine welded to horizontal bars that attach to each vertical set of columns, creating a rigid frame anchored by the rods, and capable of resisting the forces imposed on the structure. The (3) vertical plates at the base are attached to corresponding base plates, which are bolted to threaded rods placed in the existing structure.

Approximate size of the Light Visual marker art work: 5' equilateral triangle, 60' tall



SITE SECTION ALONG 4TH STREET

Diagrams of Light re-direction, Triangular Profiles



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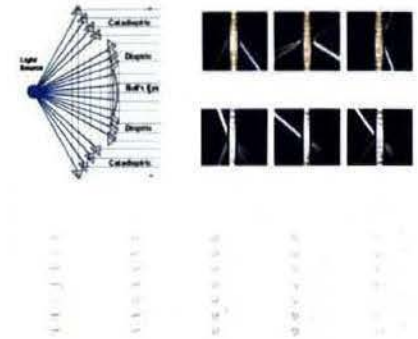
CONCEPT DRAWINGS

26

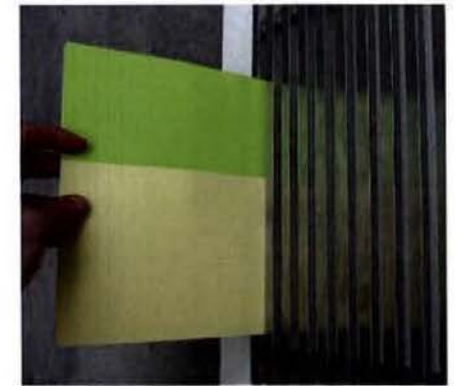
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Stainless Steel Material Quality at Base at Day Time



Diagrams of Light re-direction, Triangular Profiles



Stainless Steel Material Quality at Day Time



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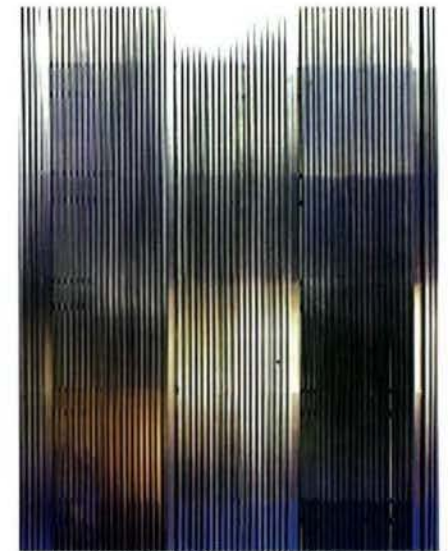
CONCEPT IMAGES

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Stainless Steel Material Quality at Base at Night Time



Stainless Steel Material Quality at Night Time



THE
Yards

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CONCEPT IMAGES 28

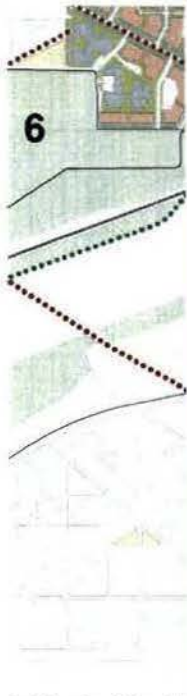
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Stainless Steel Profile, Scale



Stainless Steel Reflection, Material Quality



Stainless Steel Material Quality during the Day



Stainless Steel Material Quality at Night Time



Industrial Origins of Fabrication Process



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MATERIALS

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IMAGES OF SCALED MODEL, PHOTOGRAPHED AGAINST THE SKY



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VISUAL MARKER RENDERINGS 30

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RETAIL PAVILIONS

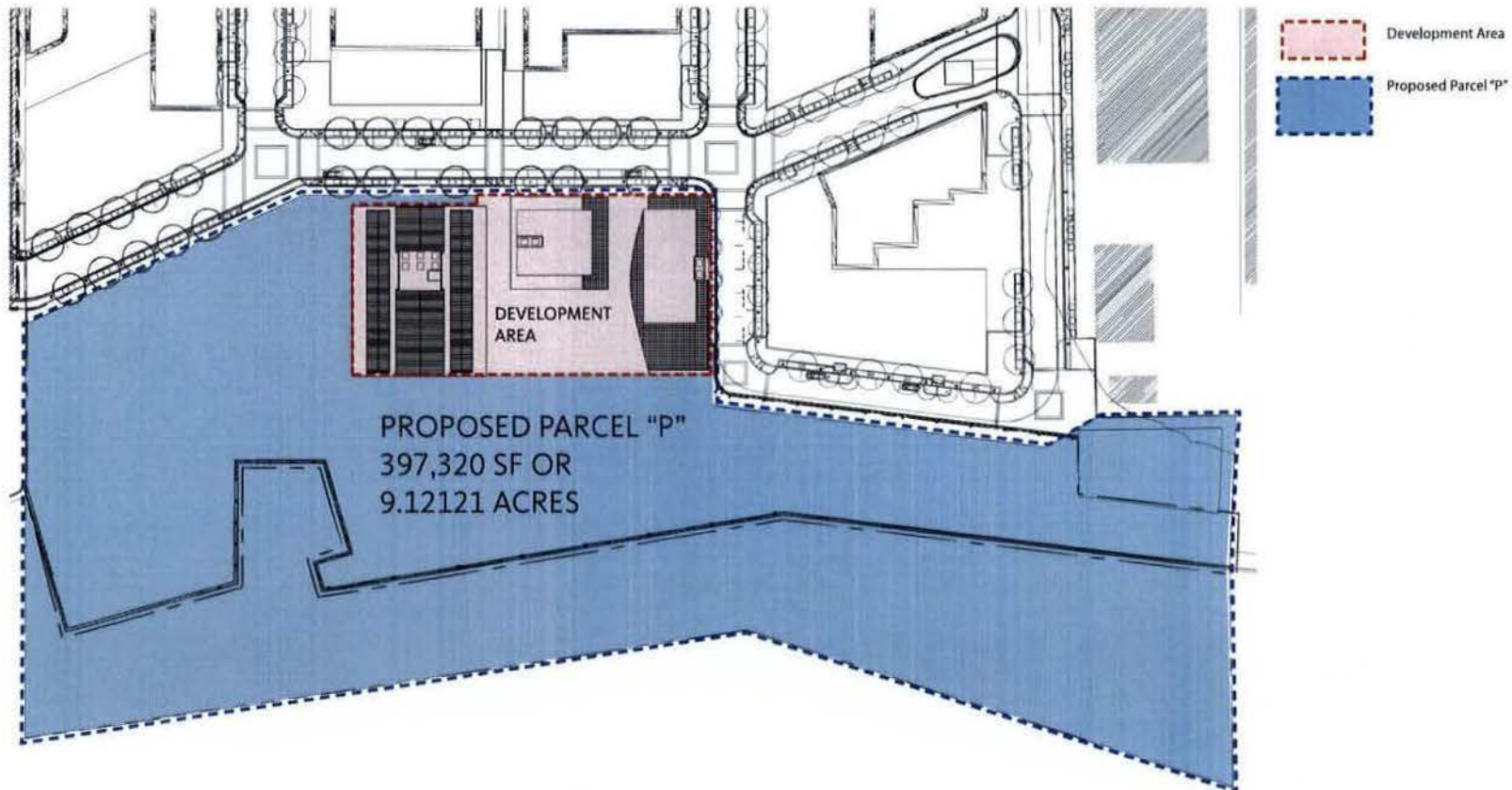


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L E G E N D



THE YARDS

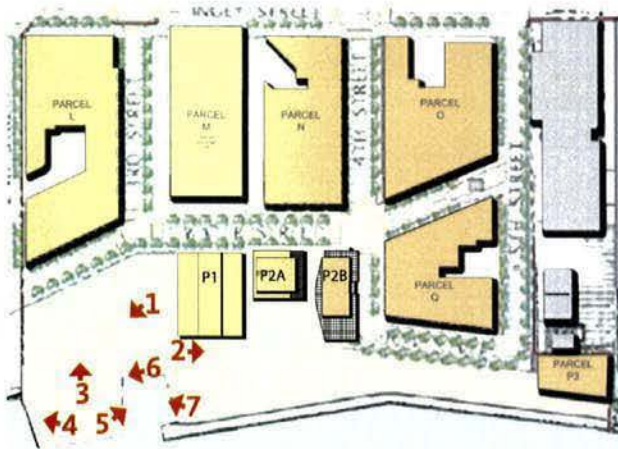
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SEE ENLARGED PLANS FOR SCALED BUILDING DWGS.

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Key Plan



View 1



View 2



View 3



View 4



View 5



View 6



View 7



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SITE PHOTOGRAPHS

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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



THE YARDS

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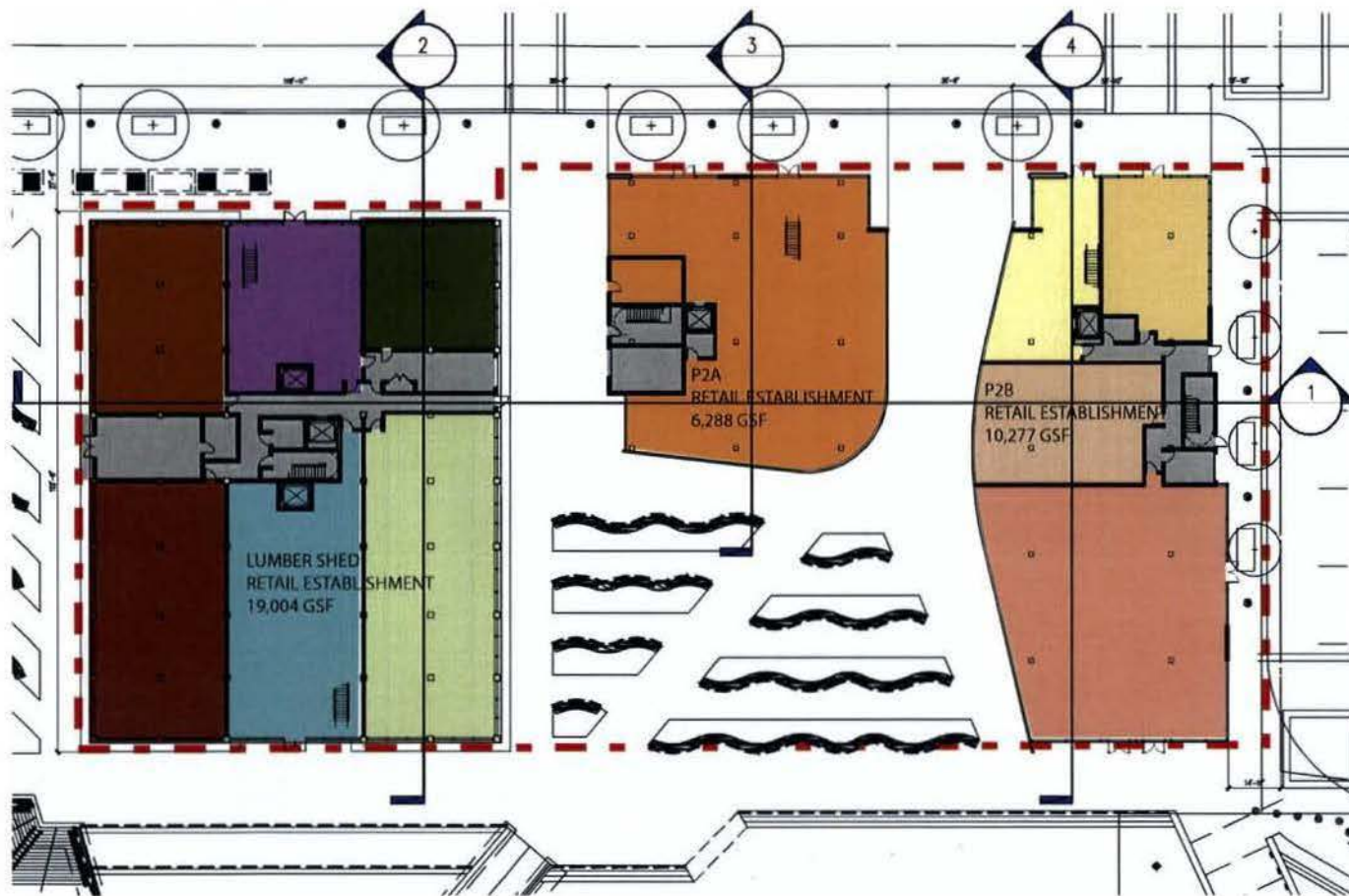
EXISTING BUILDING
PHOTOGRAPHS

34

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Washington Navy Yard (Washington Naval Gun Factory) – ca. 1983 photograph of Building 173.
 (Keyes Condon Florance Architects, et al., The Master Development Plan, Southeast Federal Center, Washington, D.C., Washington, D.C.: General Services Administration, National Capital Region, February 1983, p. 28.)



L E G E N D

Shared Service Core Spaces

NOTE: All other colors within buildings denote potential lease spaces

INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL RETAIL LAYOUT SUBJECT TO CHANGE.

1st FLOOR PLAN



THE YARDS

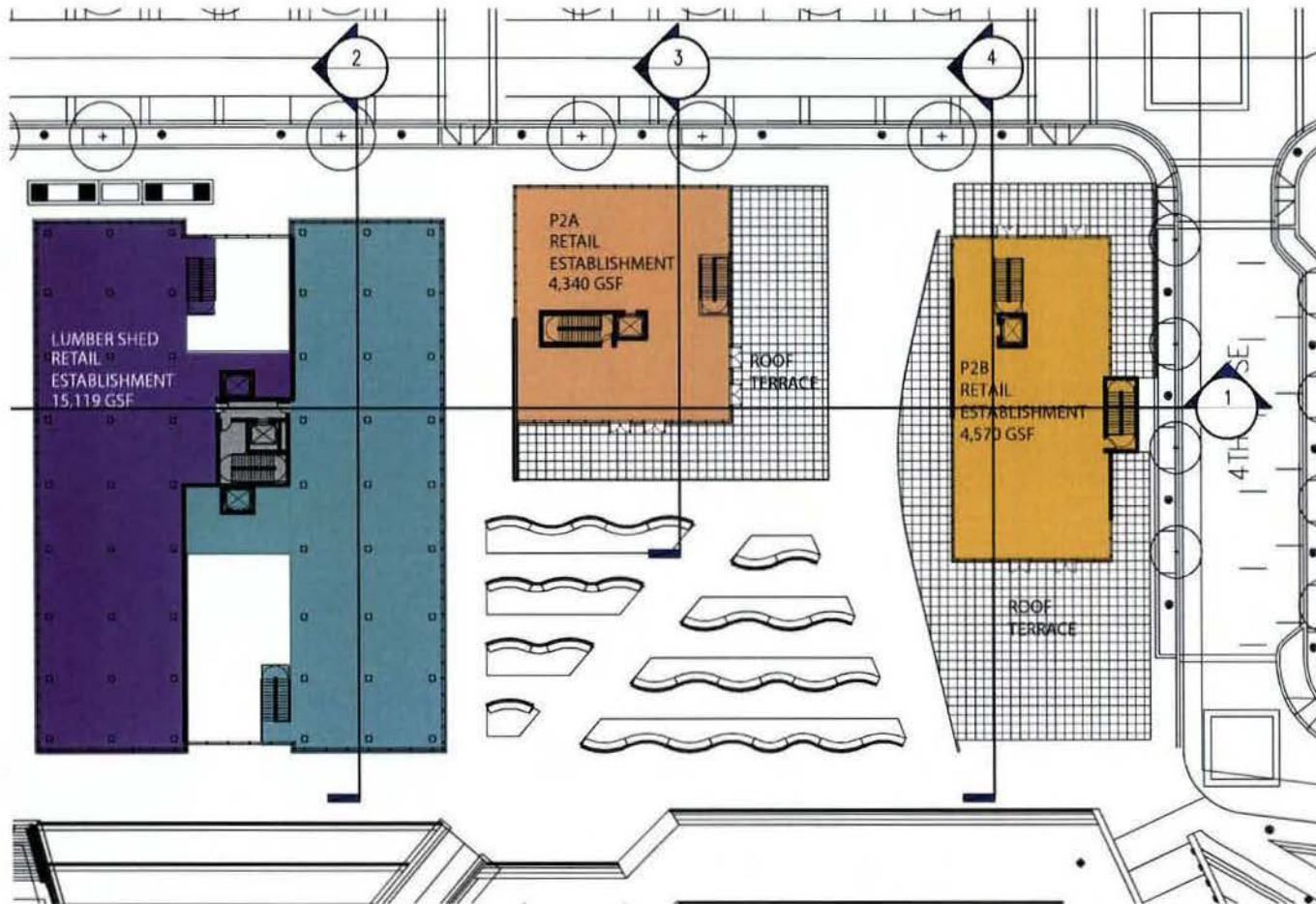
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SCALE: 1/32"=1'-0"

36

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2nd FLOOR PLAN



THE YARDS

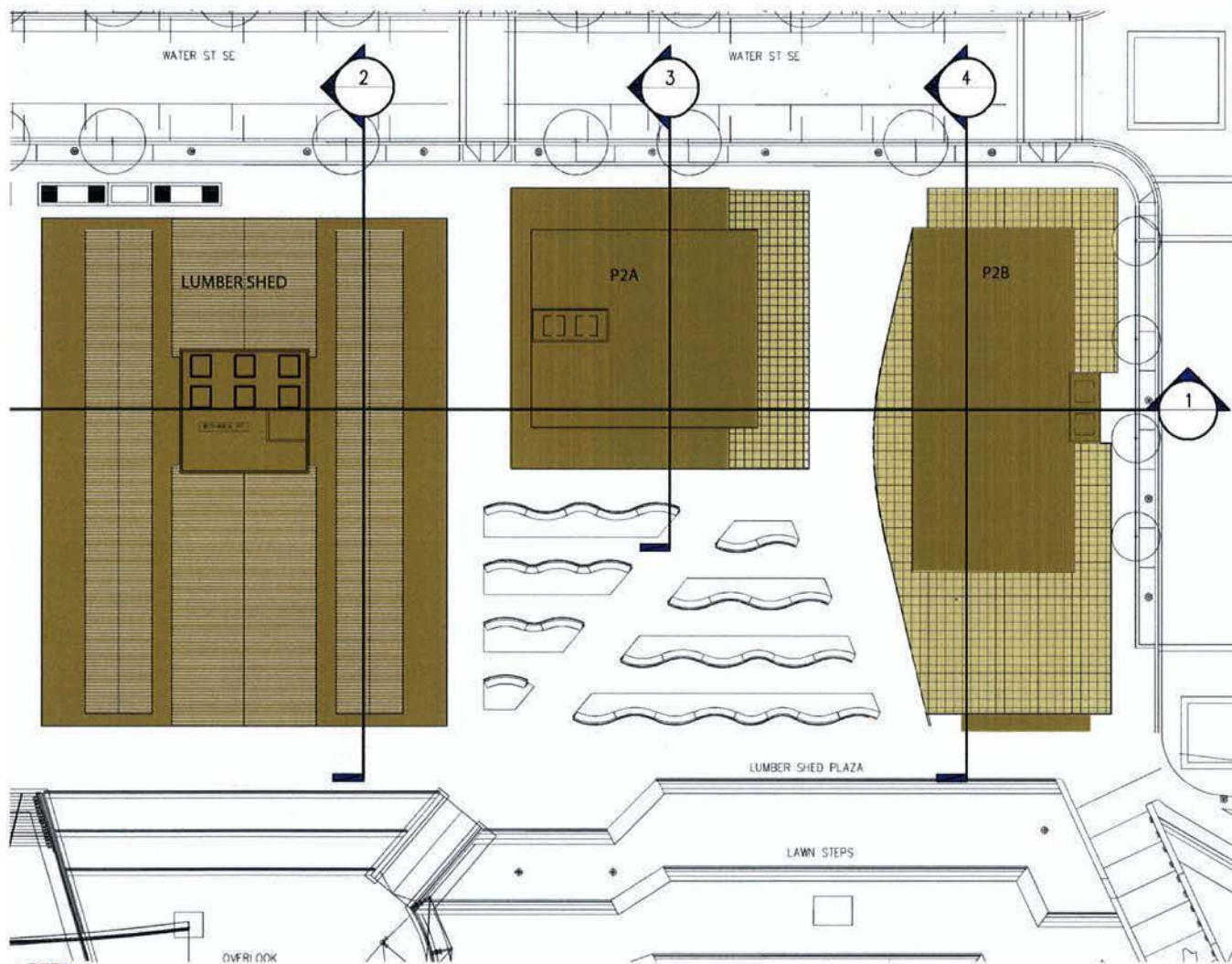
ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

SCALE: 1/32=1'-0"

37

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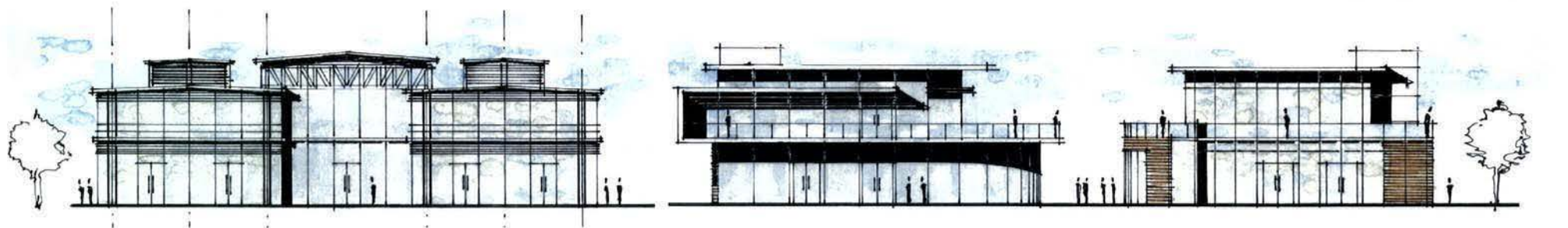


L E G E N D

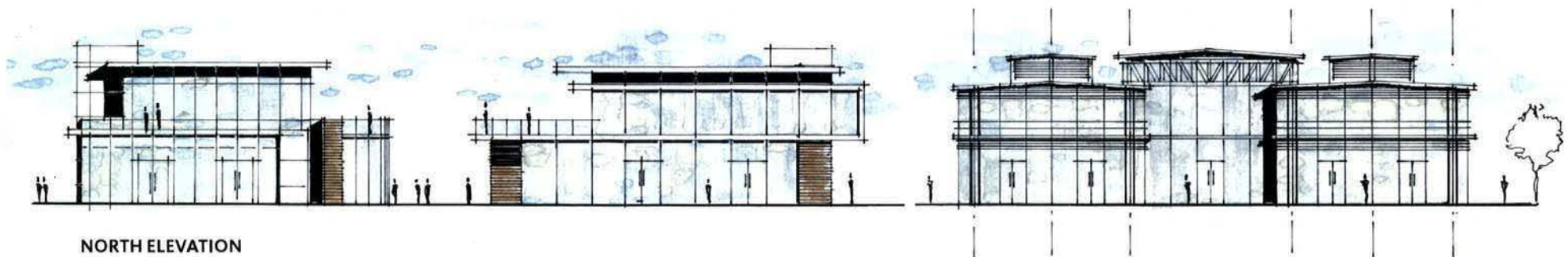
- BUILDING FOOTPRINT
- EXTERIOR DECK

ROOF PLAN

LEGEND



SOUTH ELEVATION



NORTH ELEVATION



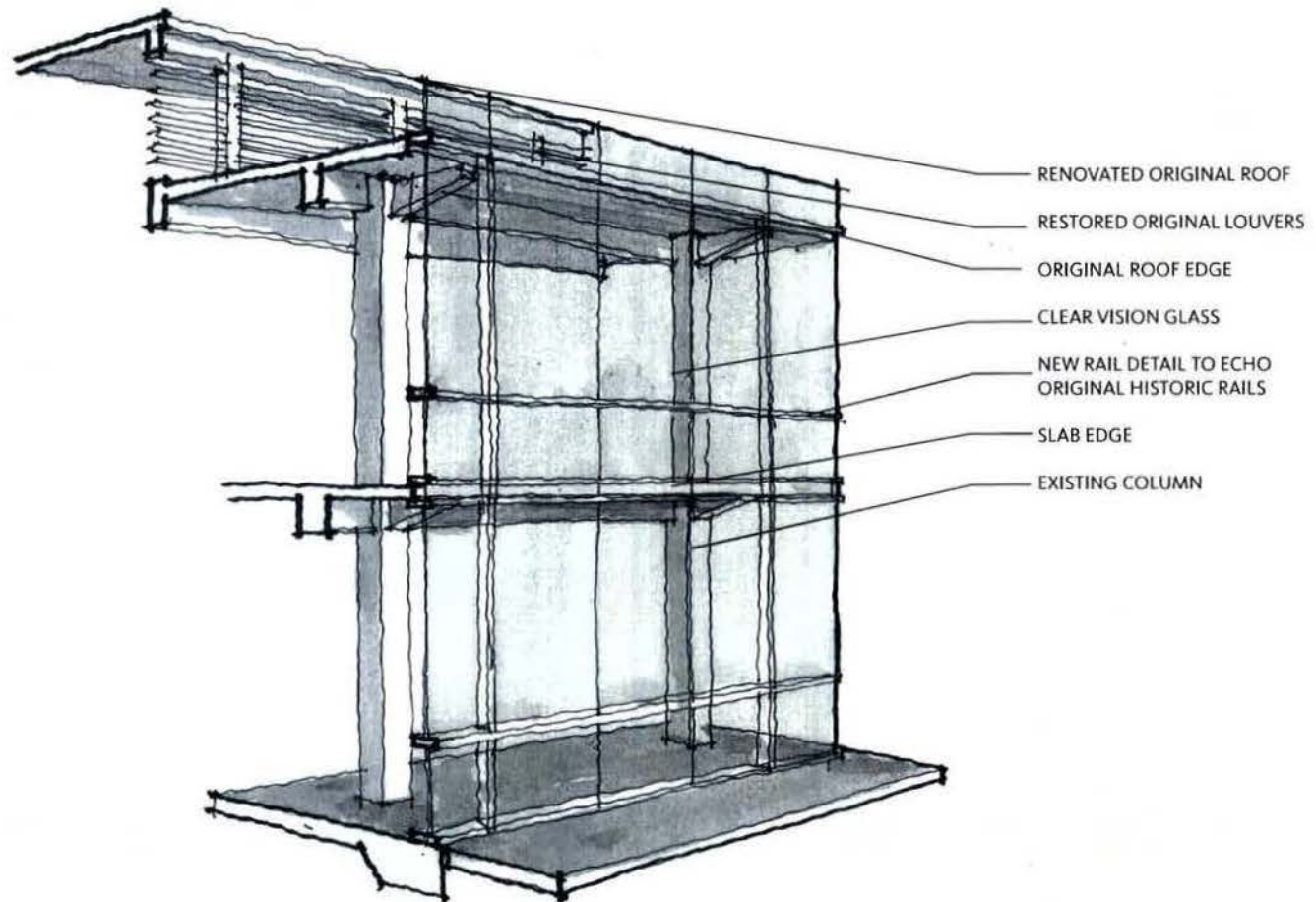
THE
YARDS

THE YARDS

ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

39

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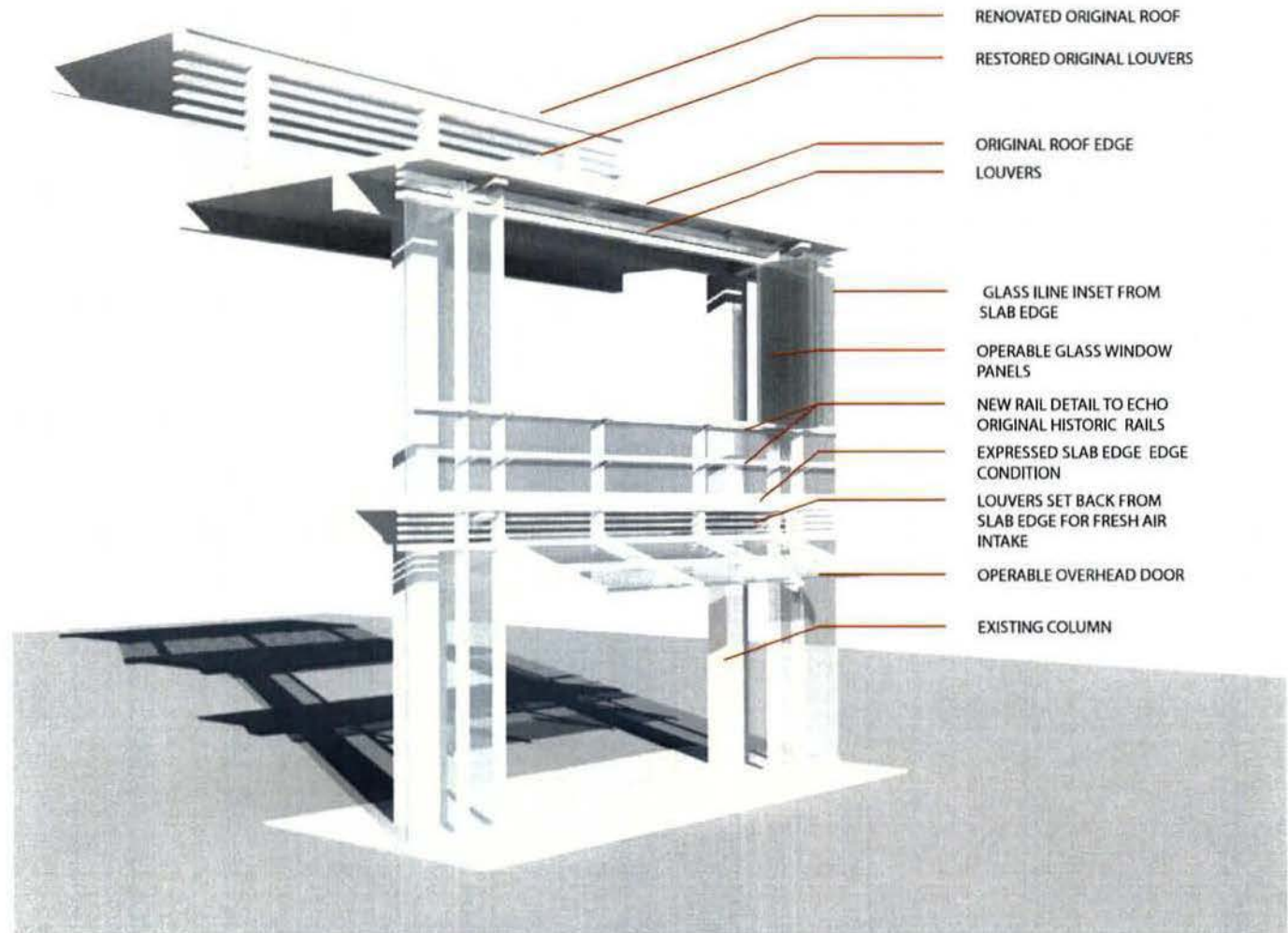


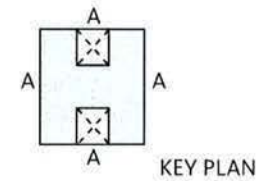
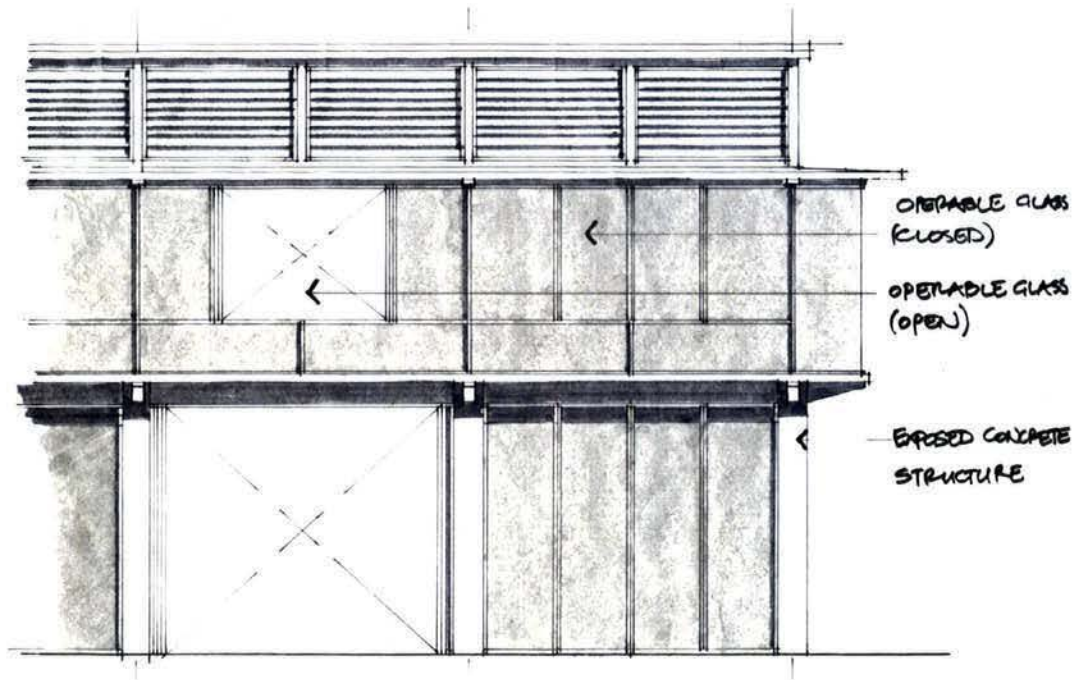
THE YARDS

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INITIAL BAY TYPE DIAGRAM PROPOSED 40

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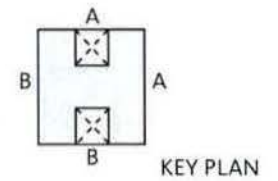
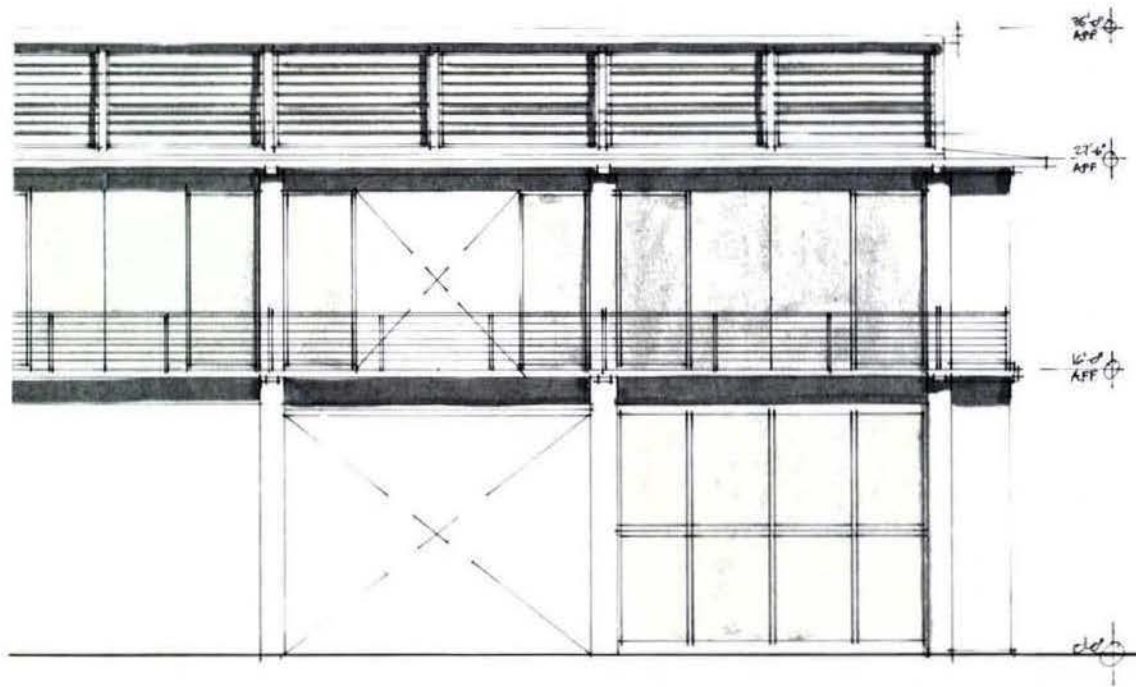
THE YARDS

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LUMBER SHED BUILDING ENVELOPE
BAY TYPE A

42

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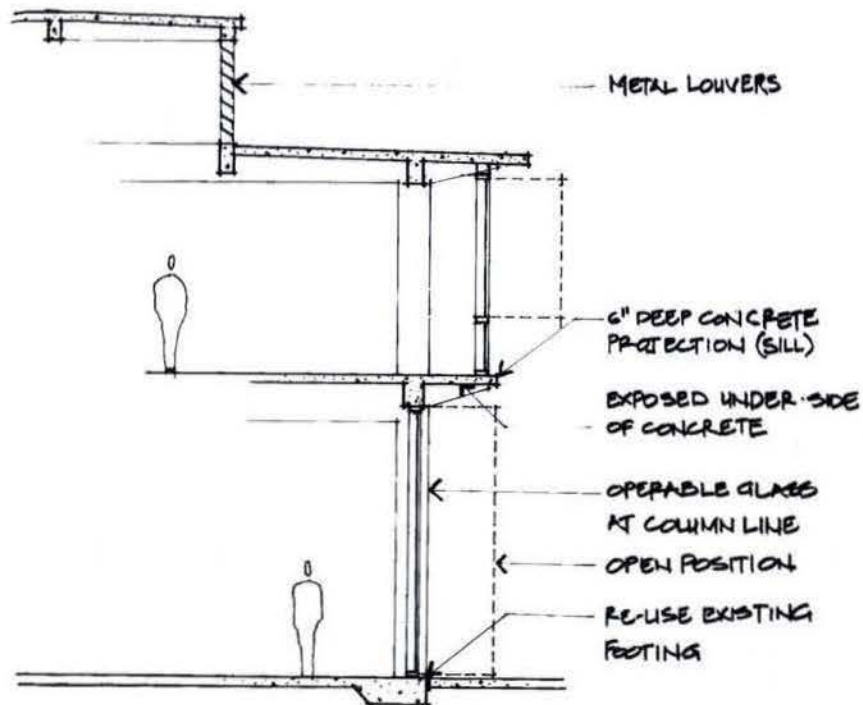
THE YARDS

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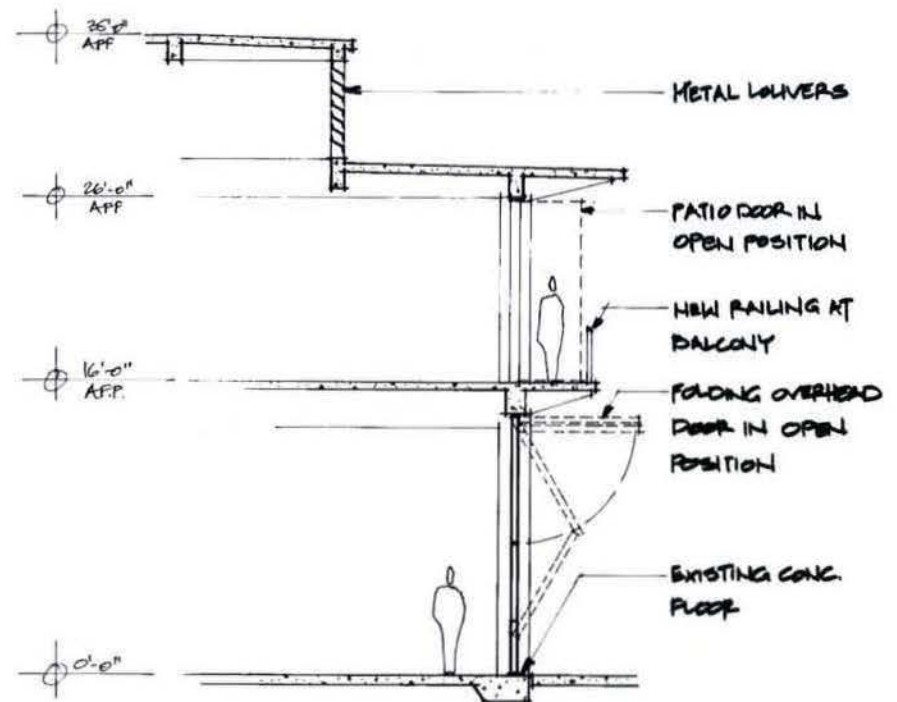
LUMBER SHED BUILDING ENVELOPE

BAY TYPE B 43

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LUMBER SHED BUILDING ENVELOPE SECTION A



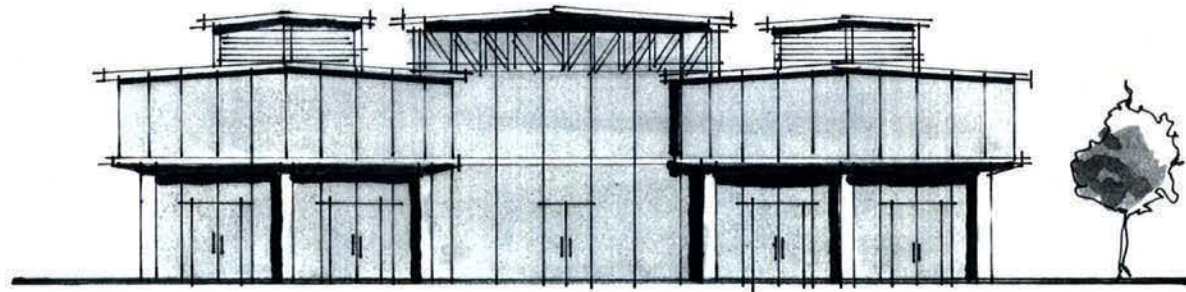
LUMBER SHED BUILDING ENVELOPE SECTION B



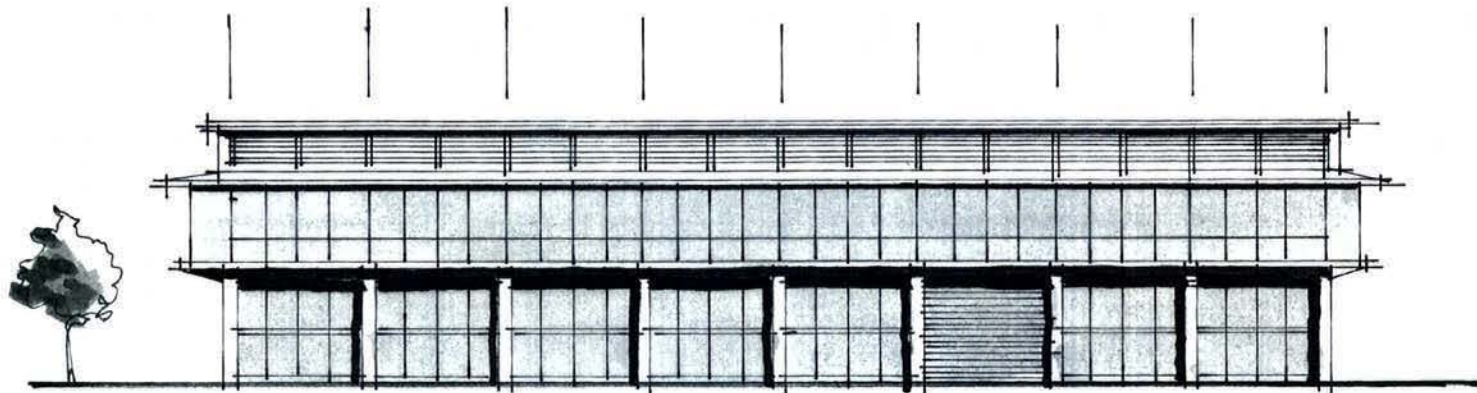
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NORTH ELEVATION



EAST ELEVATION



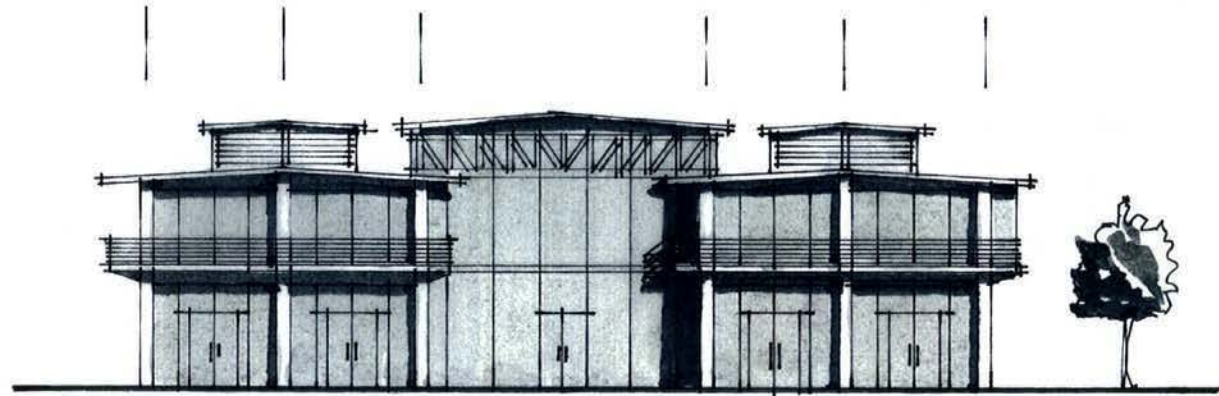
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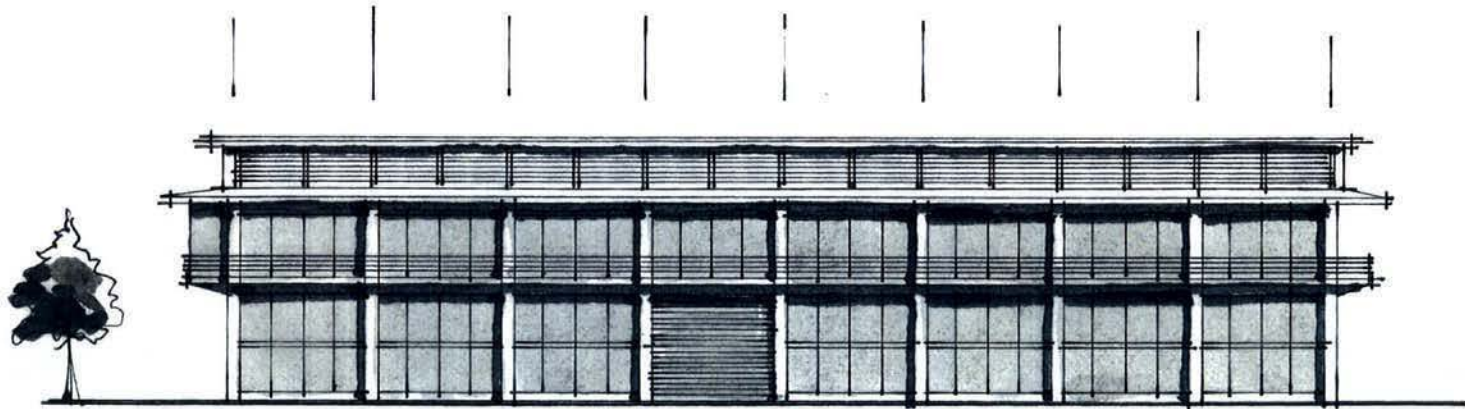
ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

SAMPLE ELEVATIONS -
SCHEME A

45



SOUTH ELEVATION



WEST ELEVATION



THE YARDS

WASHINGTON, D.C.

March 2, 2009

ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

CONSULTANTS:

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| HISTORY MATTERS LLC

| James Carpenter Design Associates Inc

SAMPLE ELEVATIONS -
SCHEME B

46

LEGEND



SOUTH ELEVATION



NORTH ELEVATION

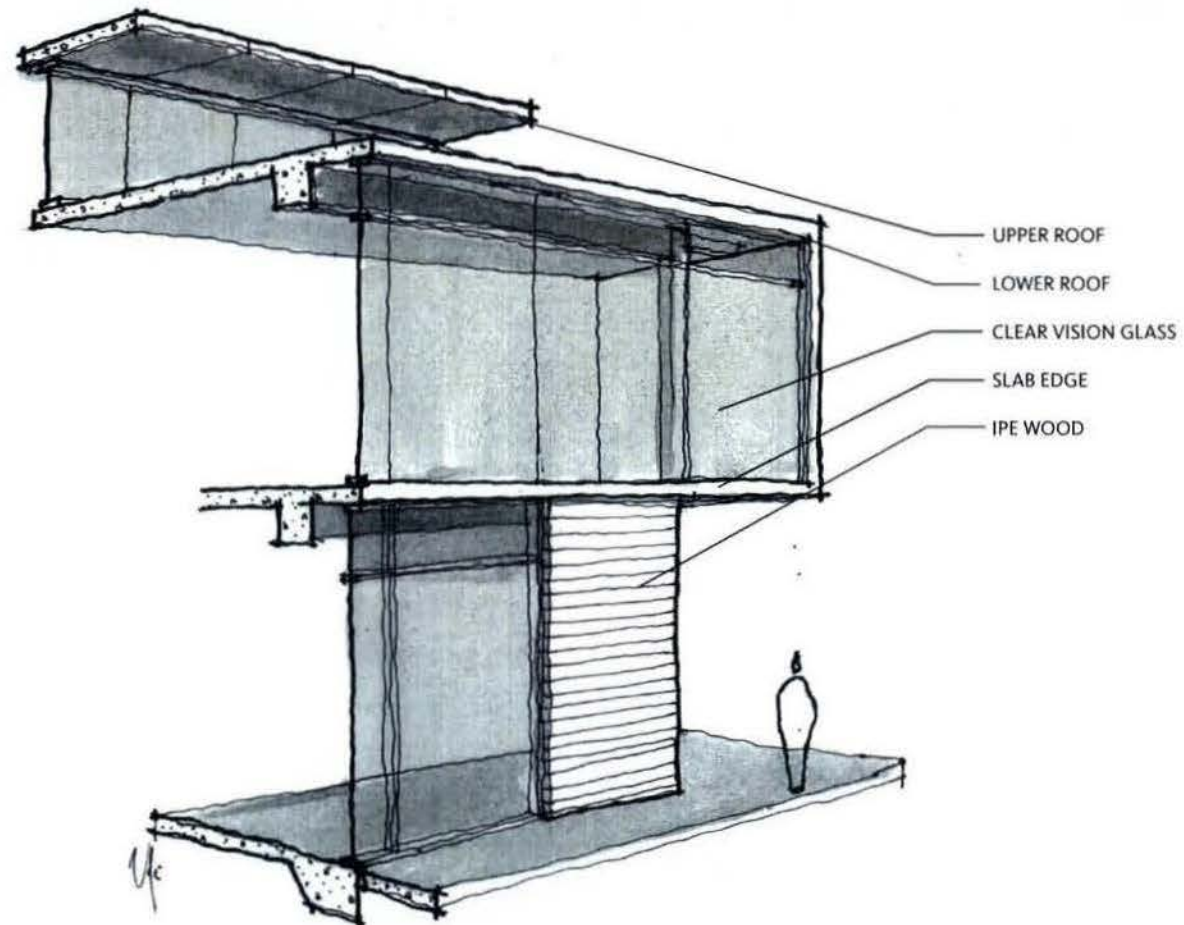


THE YARDS

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47

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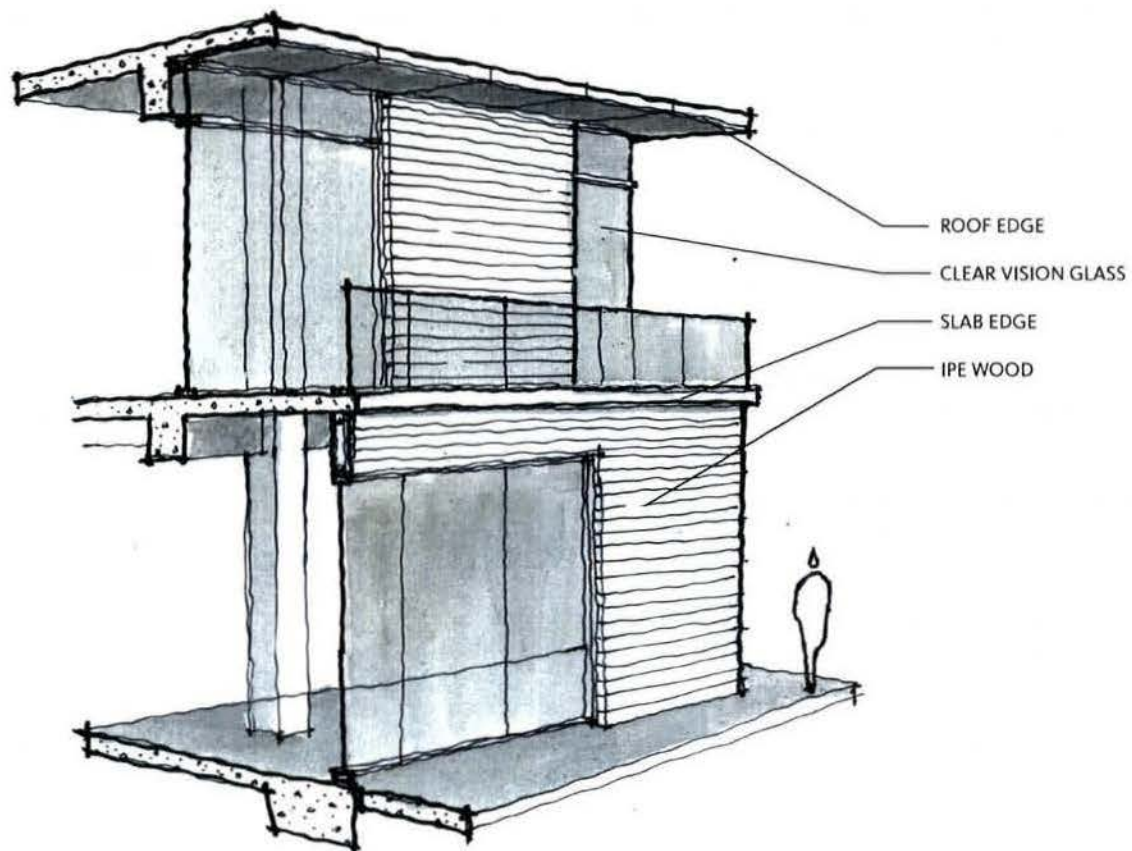


THE YARDS

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P2A - BAY STUDY 48

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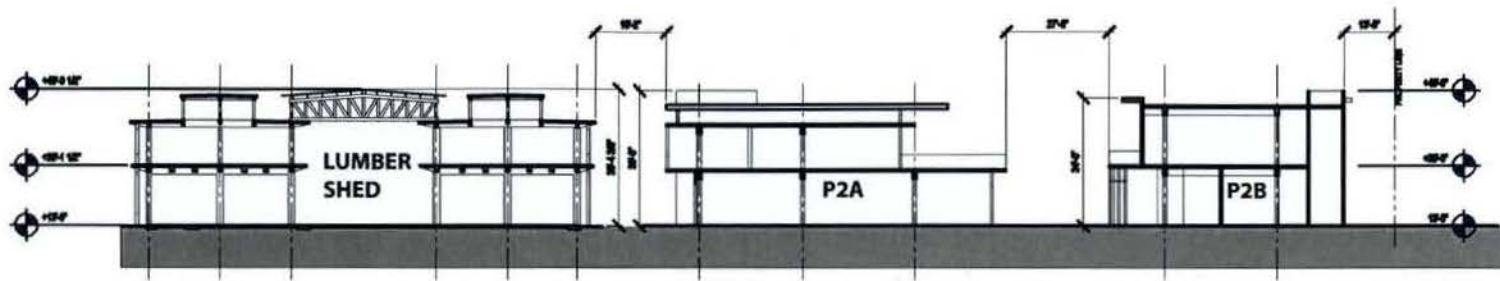


THE YARDS

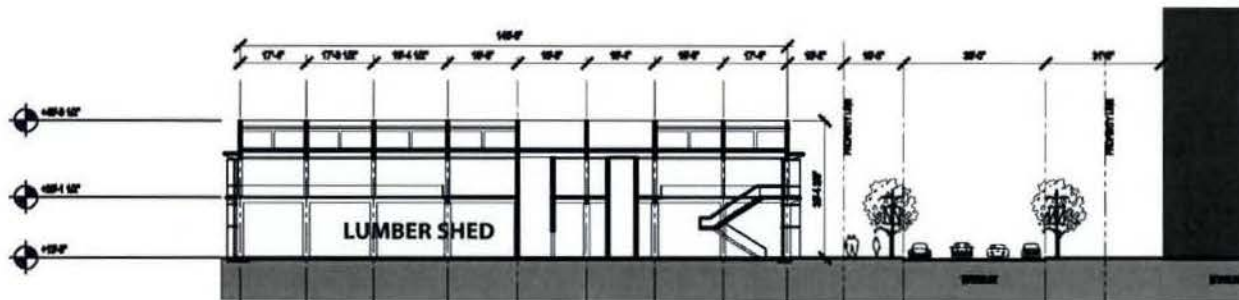
ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

P2B - BAY STUDY 49

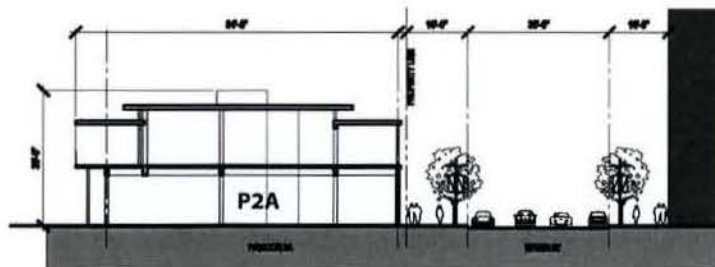
WASHINGTON, D.C. | March 2, 2009 | CONSULTANTS: **Gensler** | M. PAUL FRIEDBERG & PARTNERS / MPFP LLC | ROBERT SILMAN ASSOCIATES PLLC | HISTORY MATTERS LLC | James Carpenter Design Associates Inc



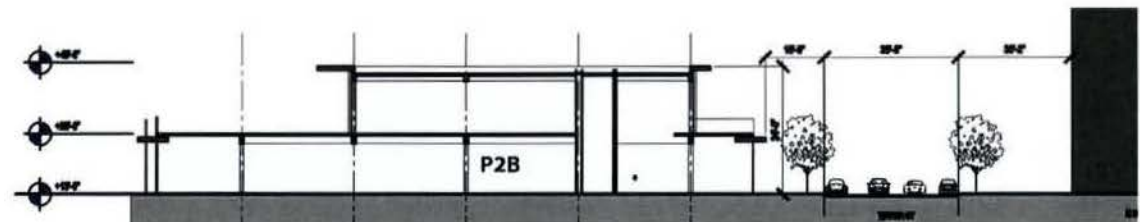
SECTION 1



SECTION 2



SECTION 3



SECTION 4



THE YARDS

ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

SECTIONS
SCALE: 1/32"=1'-0" 50

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MATERIALS SAMPLE BOARD

51

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VIEW LOOKING EAST DOWN WATER STREET

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VIEW LOOKING WEST DOWN WATER STREET

53

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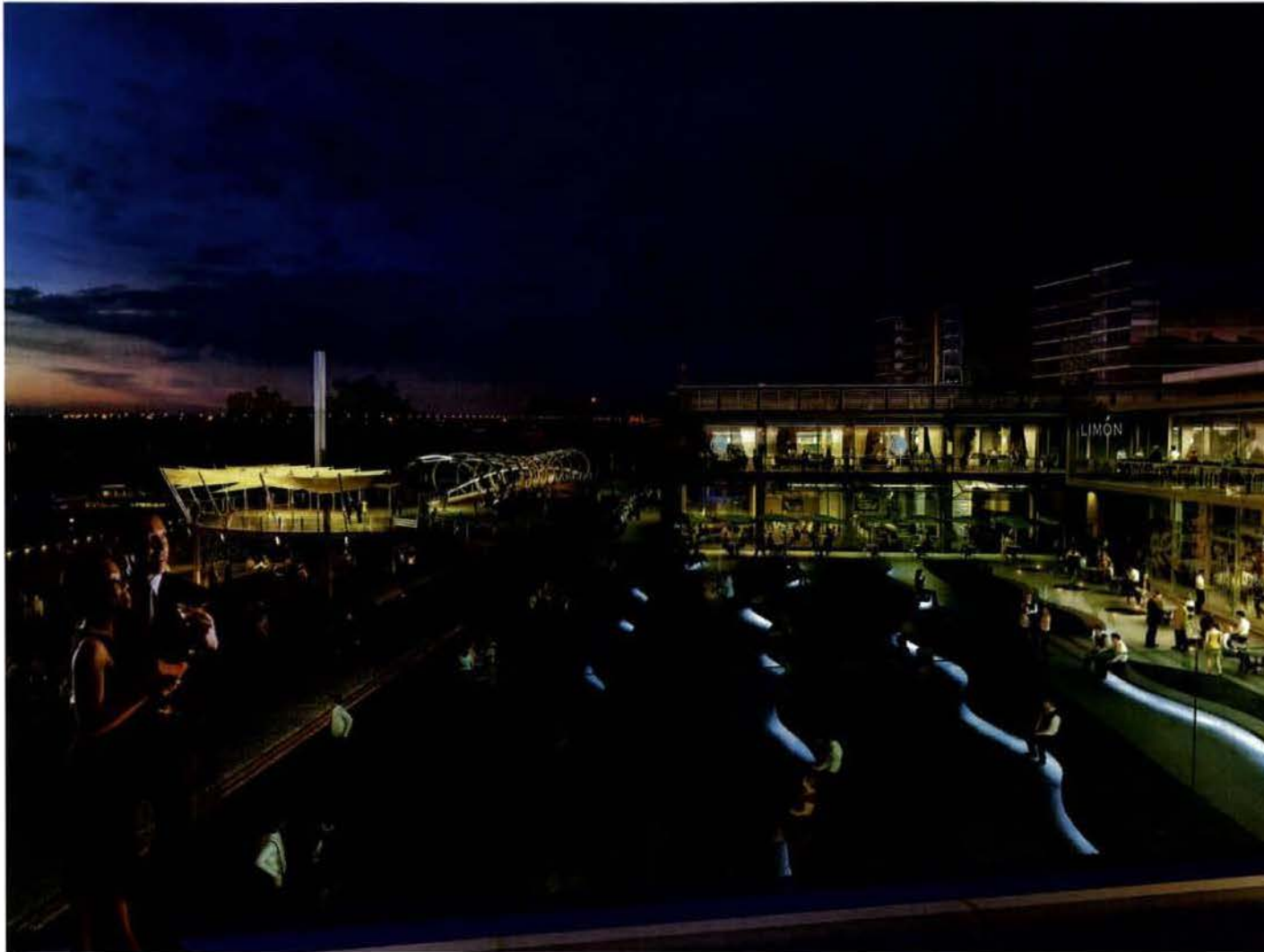


THE YARDS

ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

VIEW FROM ANACOSTIA RIVER 54

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THE YARDS

ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

VIEW FROM 2ND FLOOR OF P2B LOOKING WEST

55

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THE YARDS

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PARTIAL AERIAL VIEW

56

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AERIAL VIEW 57

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LEGEND



SOUTH ELEVATION



NORTH ELEVATION



P2B EAST ELEVATION



P2B WEST ELEVATION



LUMBER SHED EAST/WEST ELEVATION



P2A EAST ELEVATION



P2A WEST ELEVATION



THE YARDS

ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

ELEVATIONS
SCALE: 1/32"=1'-0"

58

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