



ZONING SUBMISSION PHASE II: PAVILIONS

THE YARDS AT SOUTHEAST FEDERAL CENTER

FOREST CITY | WASHINGTON

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ZONING COMMISSION
District of Columbia
CASE NO.08-04A
EXHIBIT NO.4A

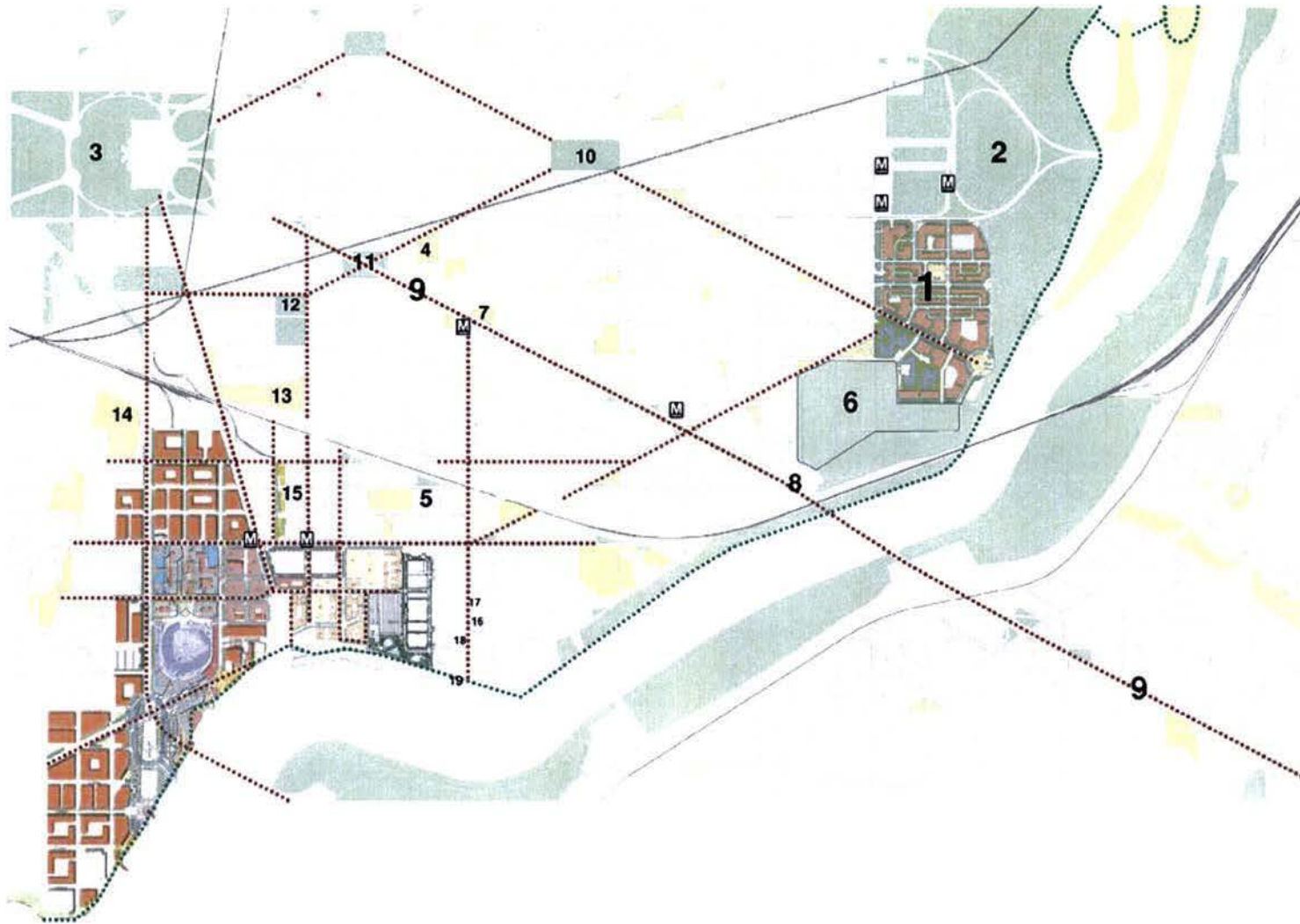
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LEGEND:

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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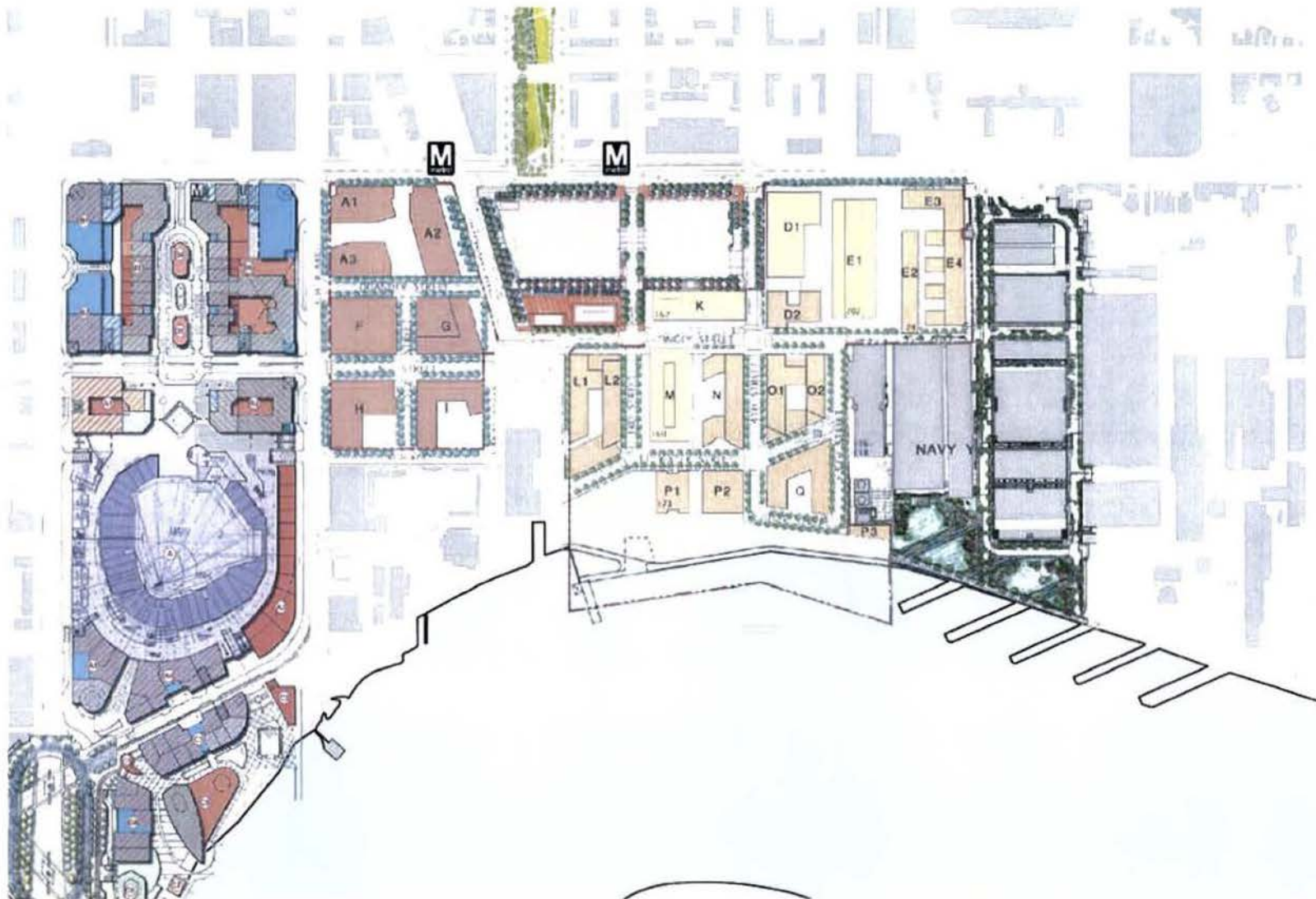
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VICINITY PLAN

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SITE STUDY

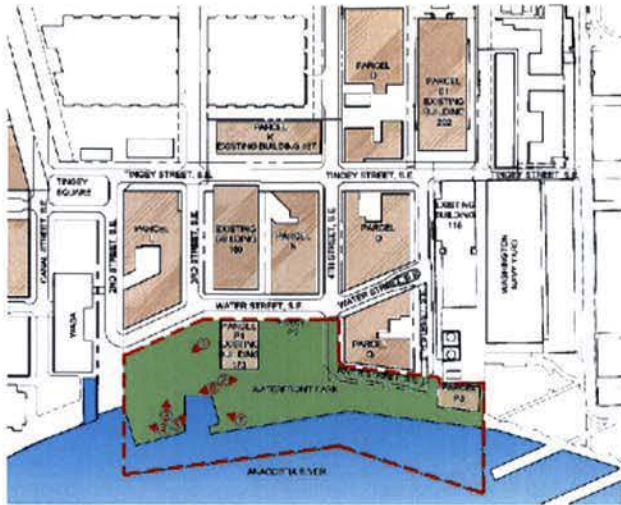
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SCALE: (36"X24") 1"=200'-0"
(11"X17") 1"=400'-0"

0 50 100 200 FT





KEY PLAN



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

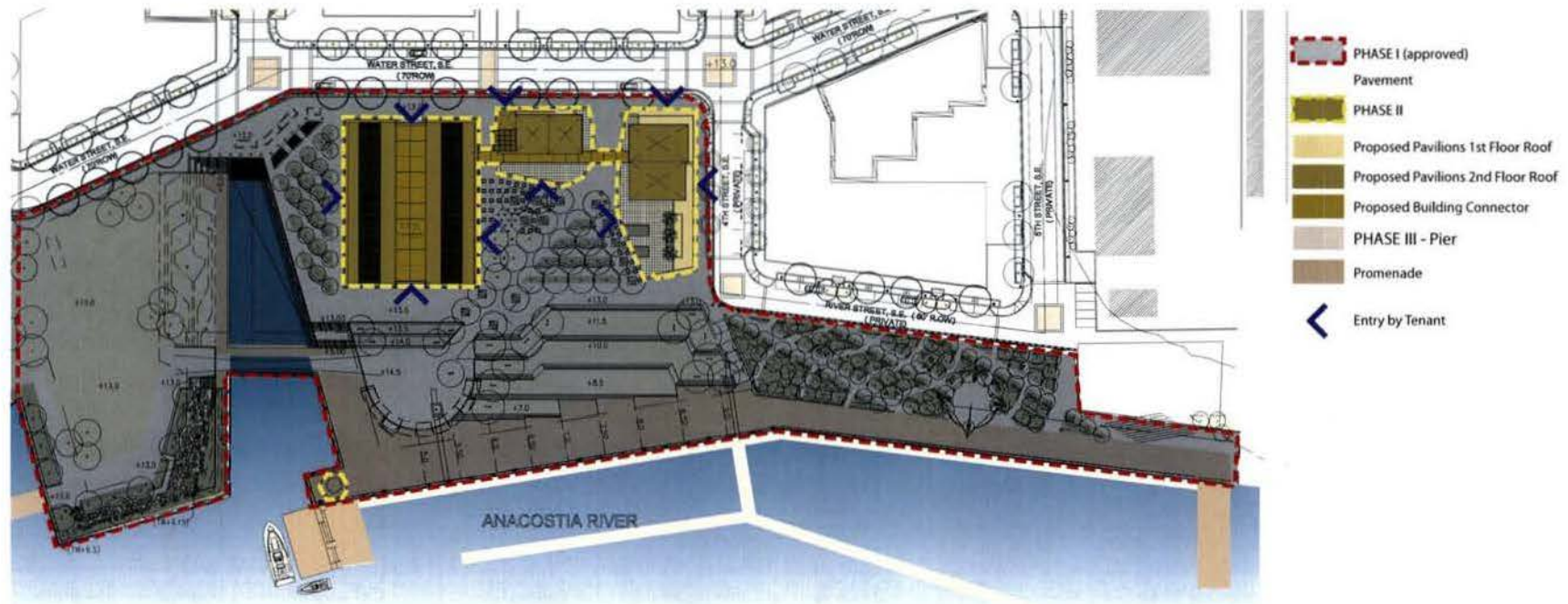


VIEW 6



VIEW 7

L E G E N D



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SITE PLAN | 5

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SEE ENLARGED PLANS FOR SCALED PAVILION DWGS.



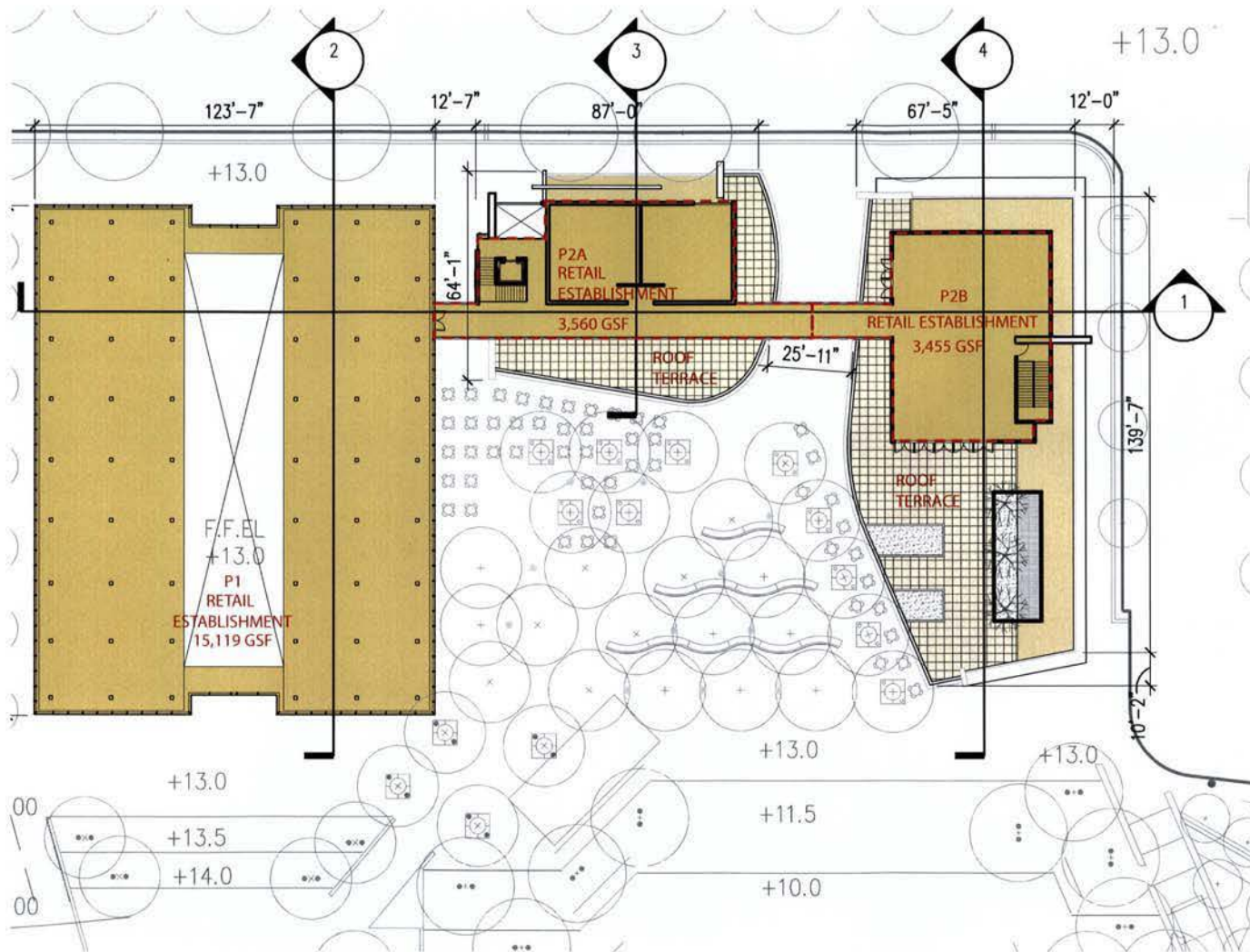
The site plan illustrates the proposed layout for three retail establishments (P1, P2A, and P2B) at the intersection of Highway 101 and Highway 102. The plan includes the following details:

- Establishment P1:** A large rectangular building with a footprint of 19,004 GSF. It is located on the left side of the plan, adjacent to Highway 101. The elevation is +13.0.
- Establishment P2A:** A smaller building with a footprint of 5,846 GSF, located between P1 and P2B. The elevation is +13.0.
- Establishment P2B:** A large building with a footprint of 10,418 GSF, located on the right side of the plan, adjacent to Highway 102. The elevation is +13.0.
- Dimensions:** The plan includes various dimensions for the buildings and the site. For example, the width of the site is 123'-7" and 12'-7". The length of the site is 156'-4". The distance between the buildings is 87'-0". The distance from the buildings to the intersection is 67'-5" and 12'-0".
- Elevations:** The plan shows elevations for the buildings (+13.0) and the surrounding area (+13.0, +13.5, +14.0, +10.0, +11.5, +13.0).
- North Arrow:** A north arrow is located in the upper right corner of the plan, pointing towards the top right.
- Other Features:** The plan includes a parking lot area with 25'-11" dimensions, a driveway, and a street intersection.

--- LIMIT OF DEVELOPMENT AREA

NORTH





LEGEND

BUILDING FOOTPRINT

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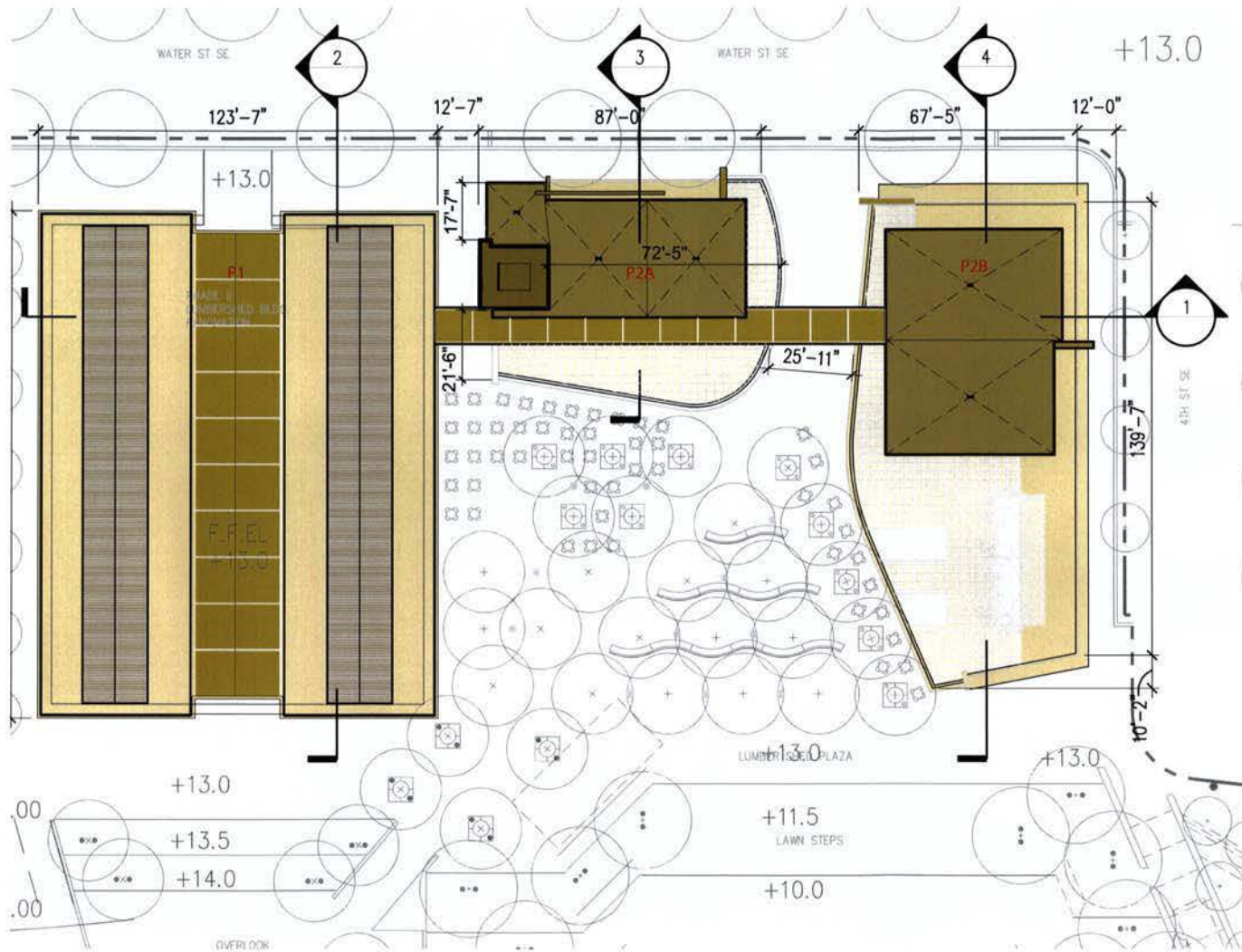
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2nd FLOOR PLAN 7

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SCALE: 1/32=1'-0"





L E G E N D

BUILDING FOOTPRINT

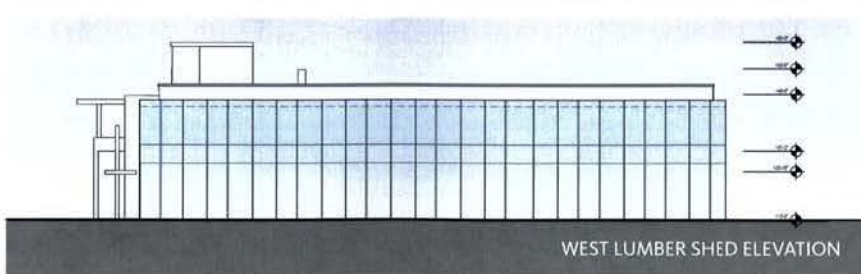
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ROOF PLAN 8

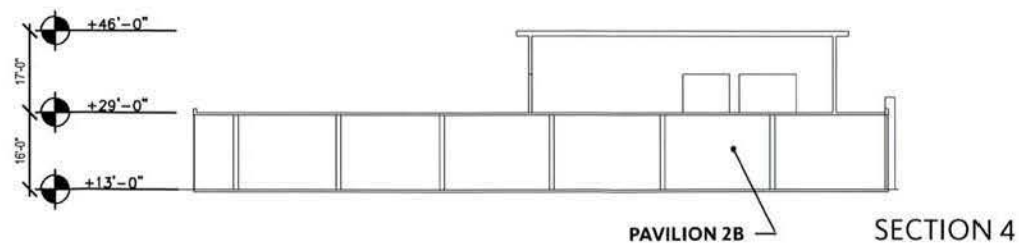
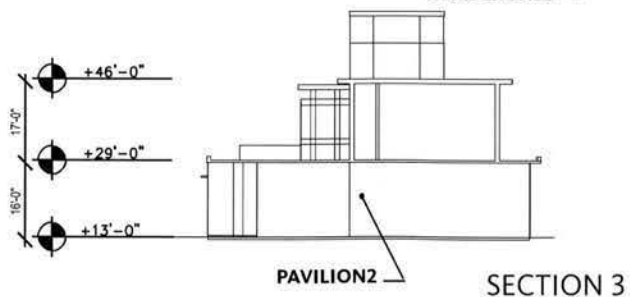
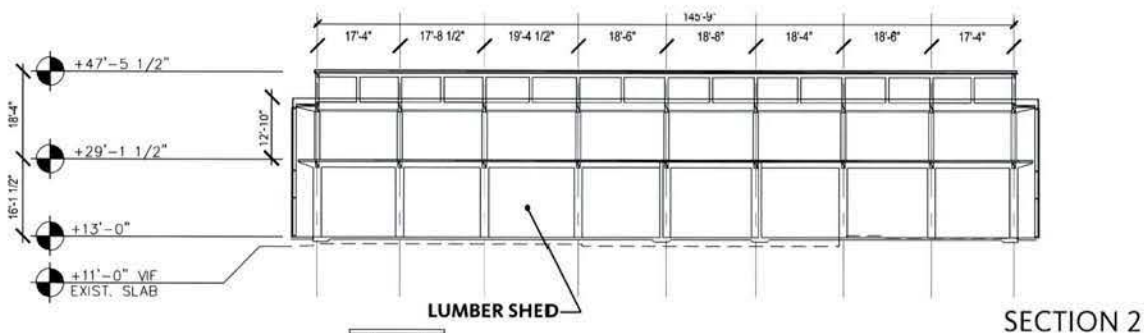
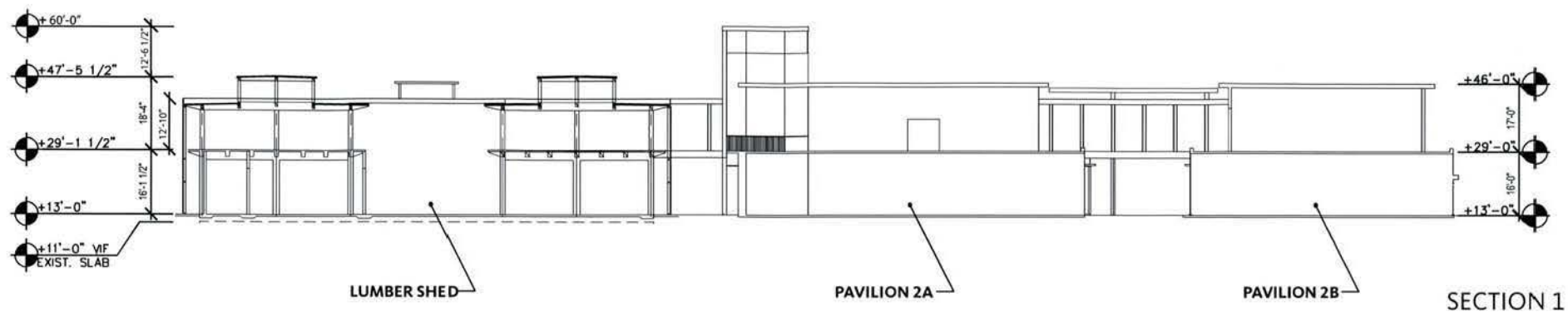
SCALE: 1/32=1'-0"





LEGEND

-  Wood
-  Metal Panels
-  Metal Coping
-  Brick
-  Glass



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SECTIONS 10

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SCALE: 1/32=1'-0"



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WATER STREET & 4th STREET INTERSECTION

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WATER STREET - RETAIL PAVILIONS ENTRANCE

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RETAIL PAVILIONS PLAZA ENTRANCE

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WATER STREET - STREET FESTIVAL

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WATER STREET - RETAIL

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PARK ENTRANCE PLAZA

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PARK ENTRANCE PLAZA AT DUSK

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