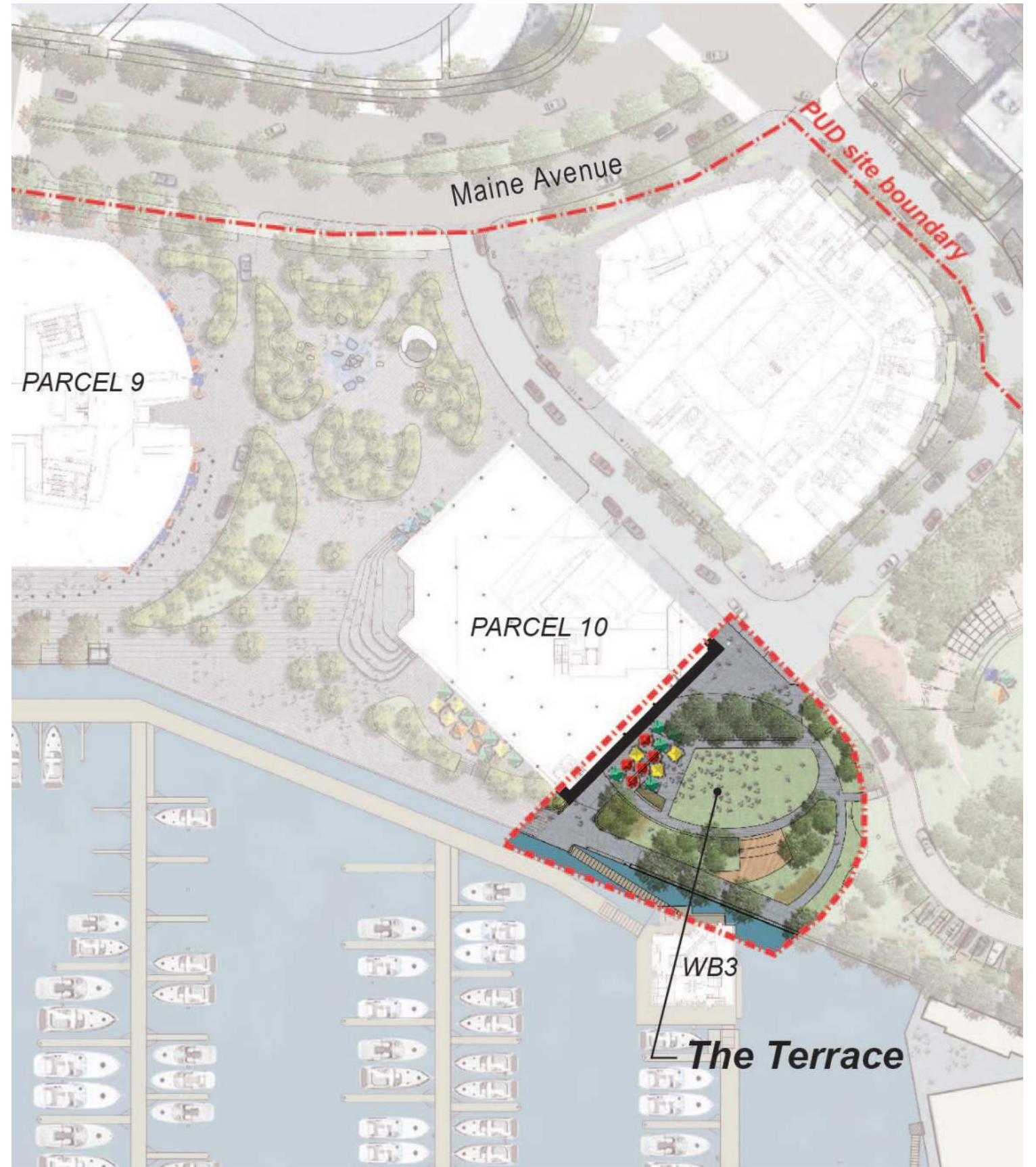
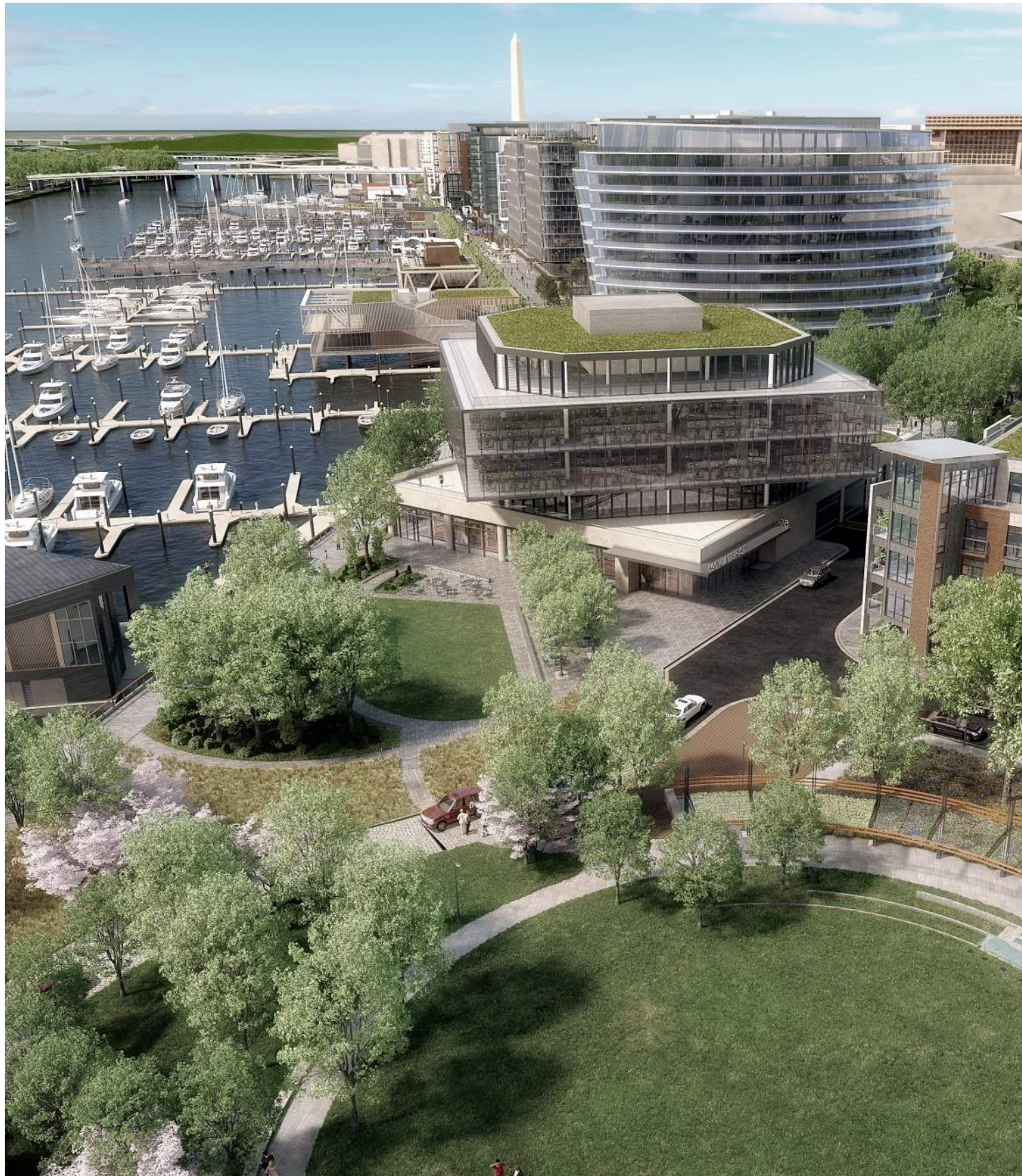
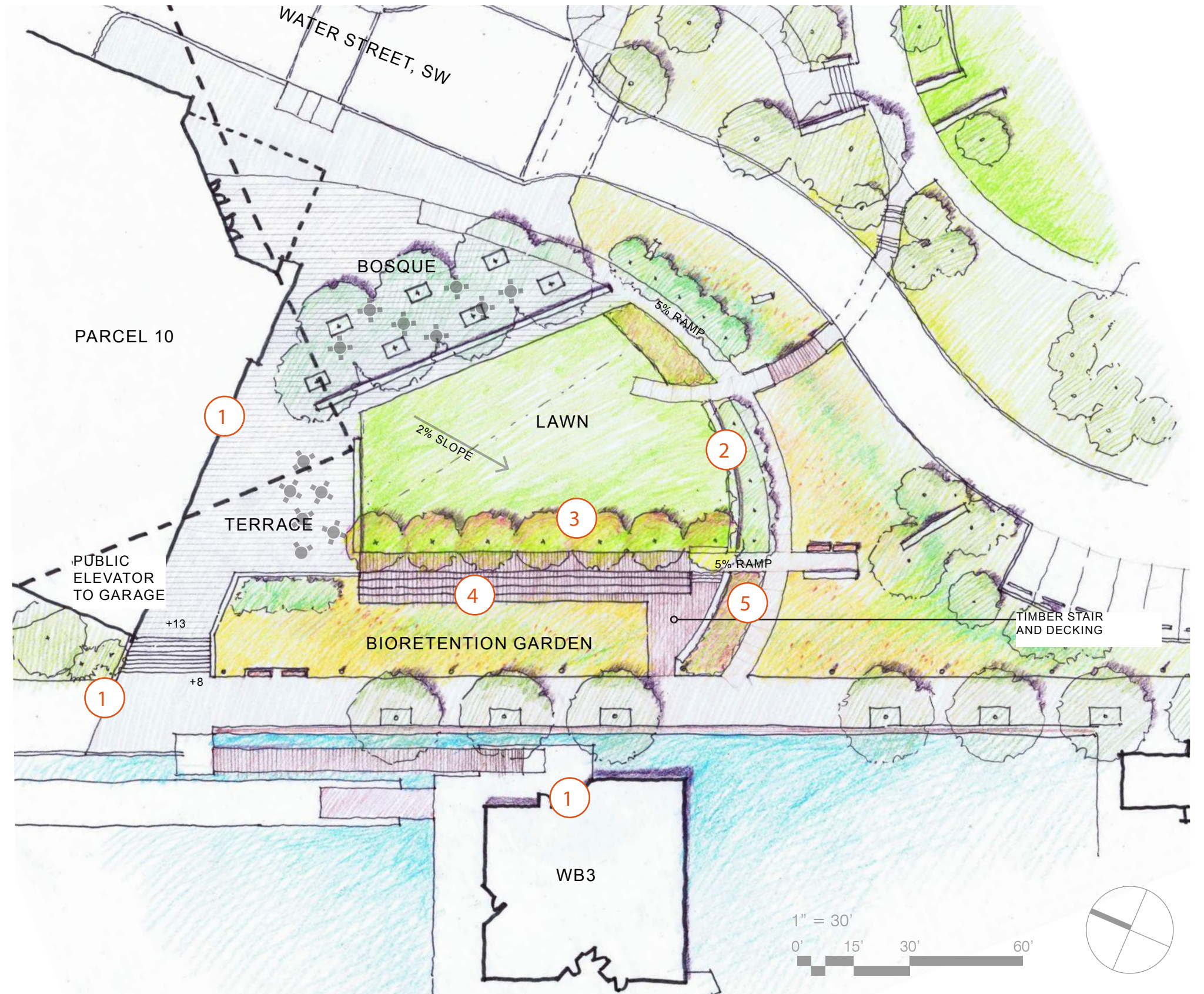


Exhibit C: Terrace Park



CFA comments:

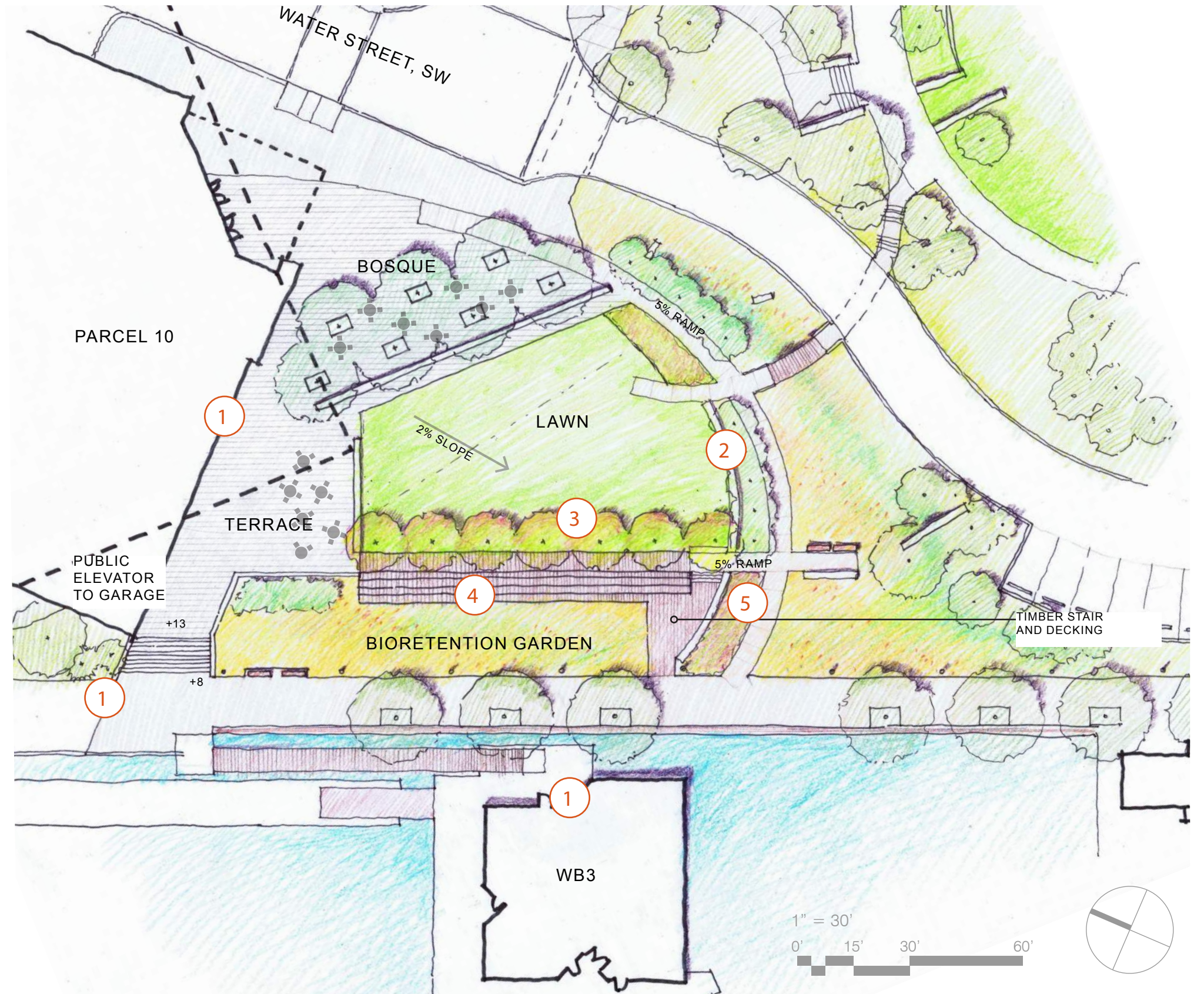
1. Design should be more strongly influenced by the adjacent buildings and open space
2. Question selection and placement of cherry and serviceberry trees. Request larger shade trees.
3. Utilize a denser planting of shade trees and plantings around central lawn and bioretention garden to achieve the intended framing of an outdoor room
4. Suggest that stepped seating not be rectilinear, but rather jut out into the landscape.
5. Suggest more consistent "wilder palette" along arc path to create more singular more expressive gesture.



Previous Illustrative Site Plan, July 23, 2017

CFA comments:

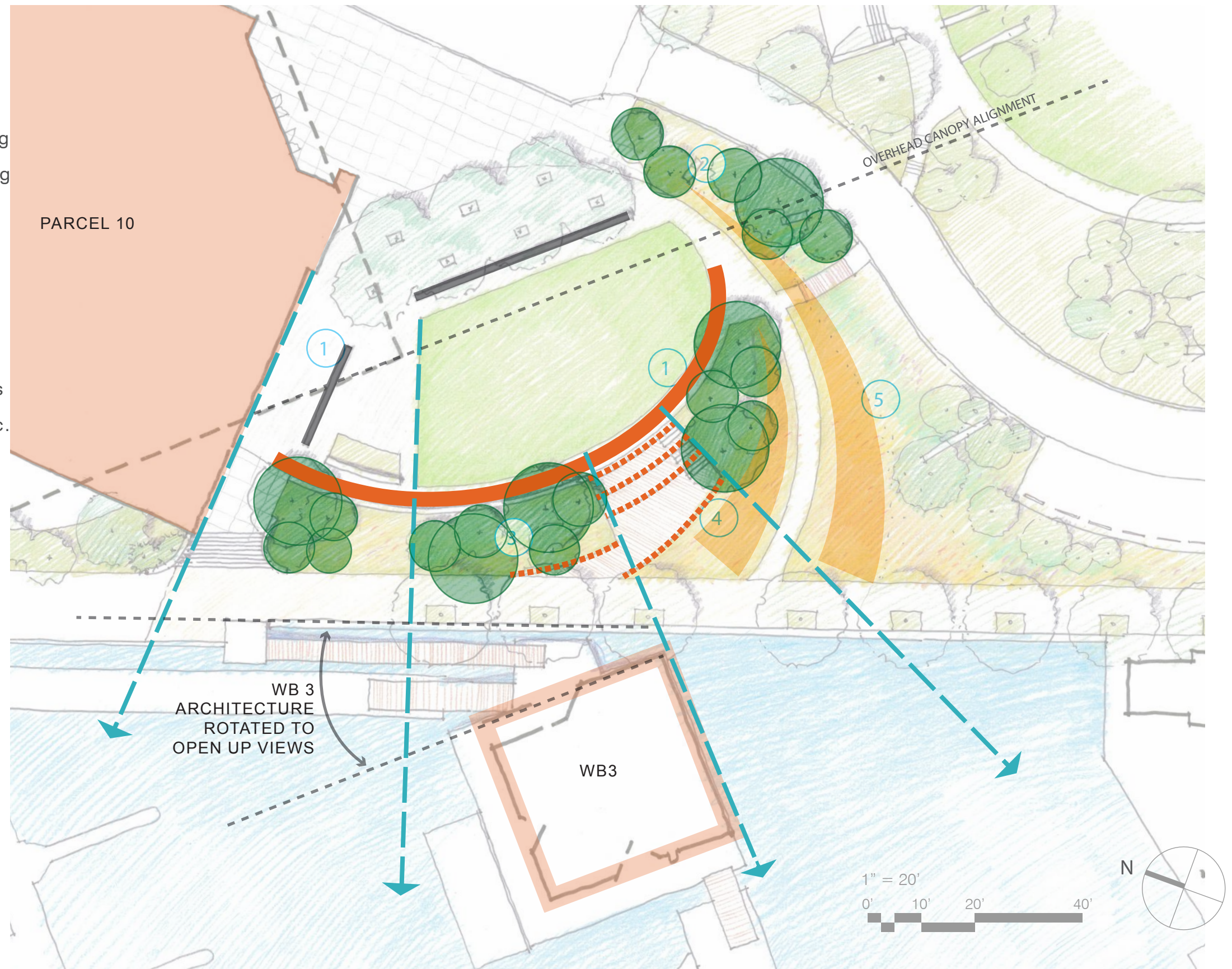
1. Design should be more strongly influenced by the adjacent buildings and open space
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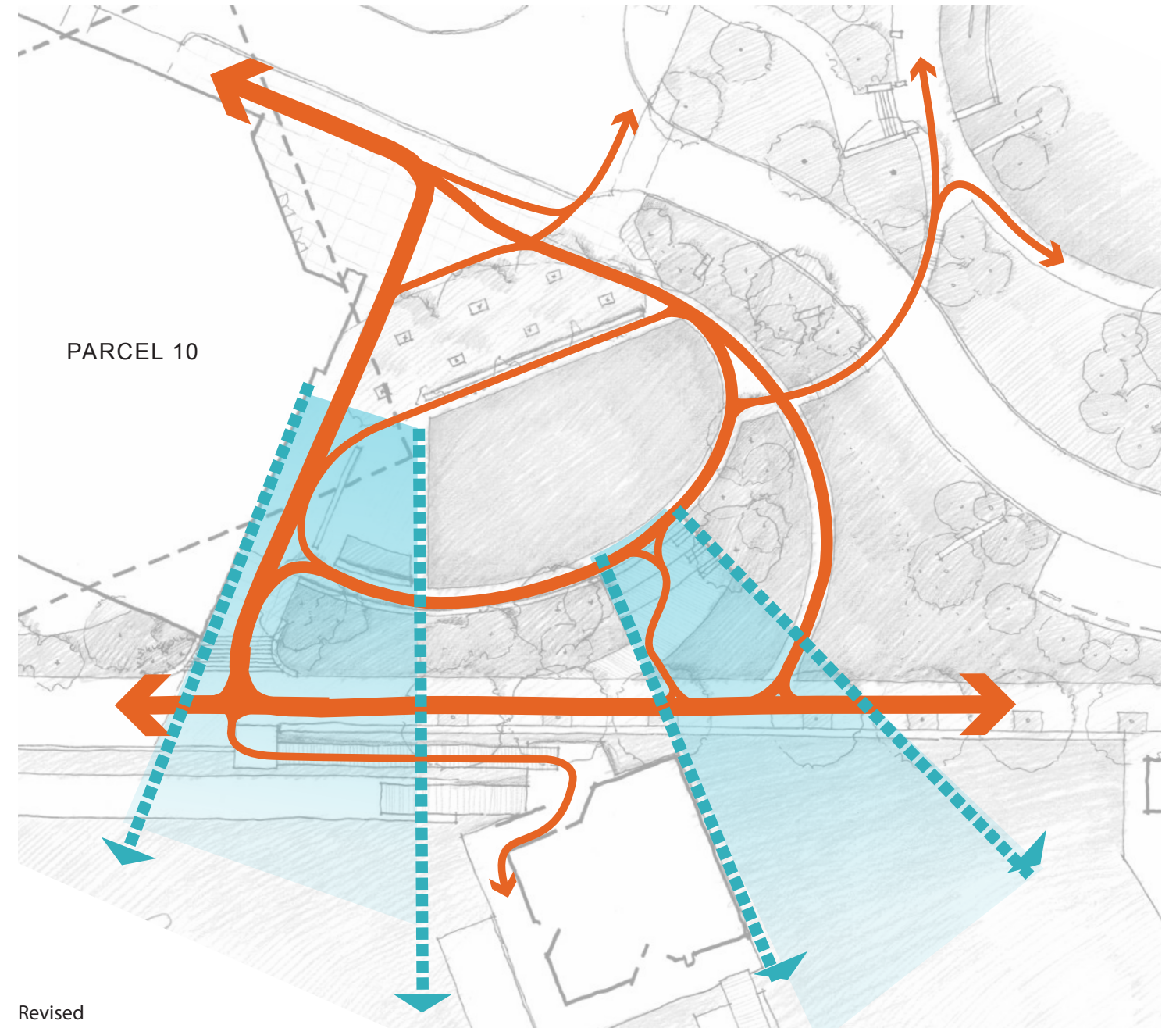
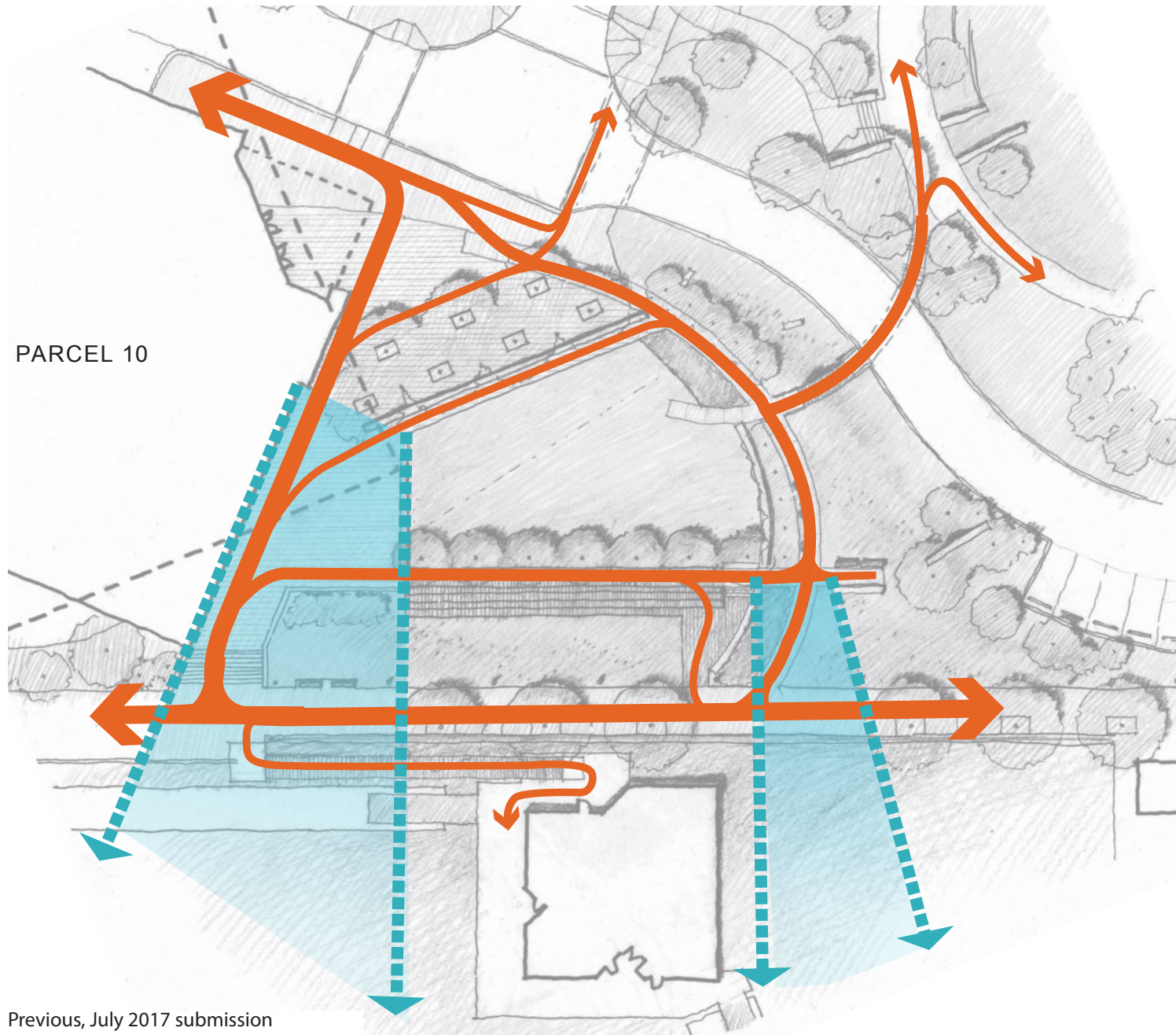


Previous Illustrative Site Plan, July 23, 2017

Design response:

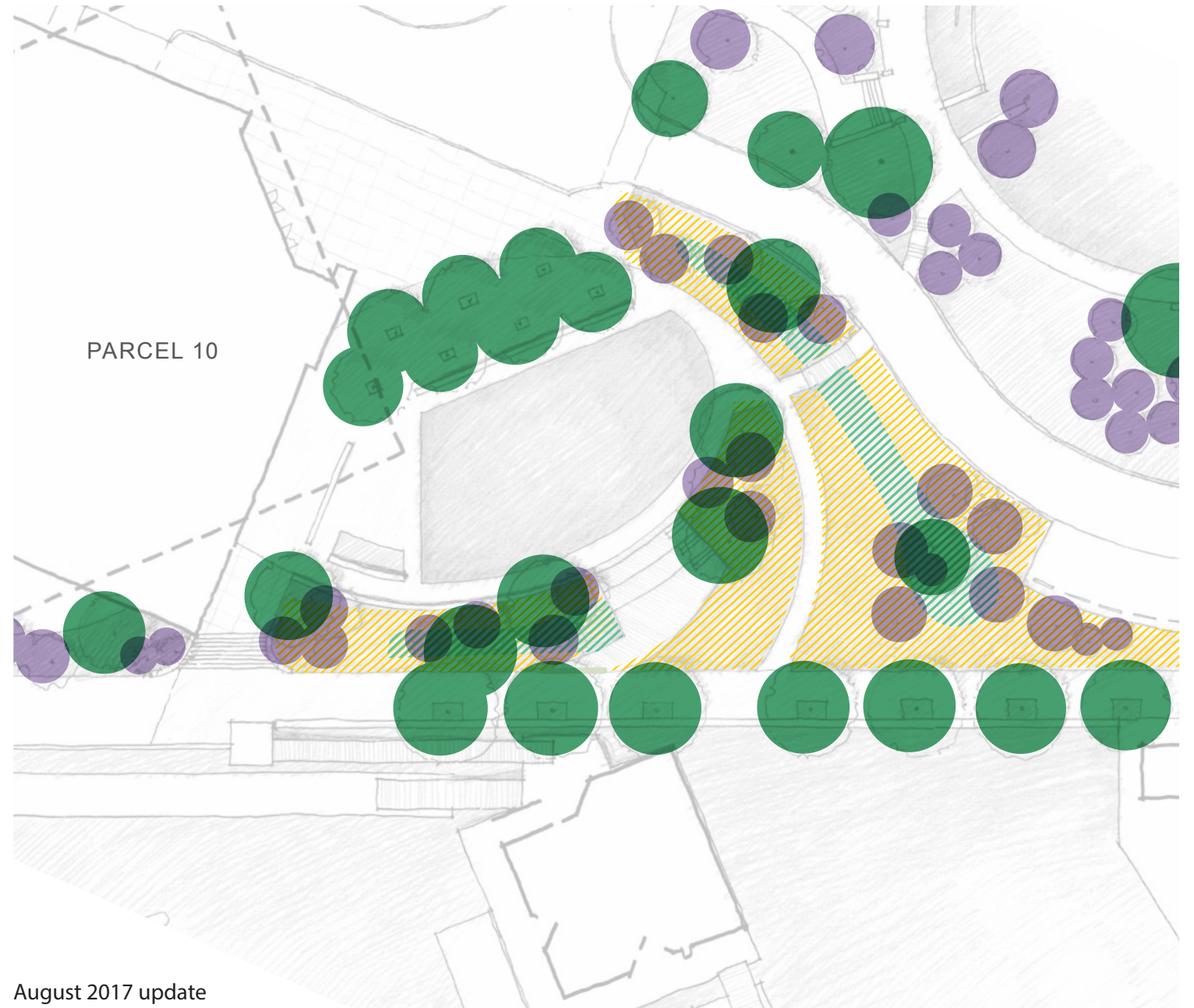
1. Adjusted site wall to curved form, opening views. Revised site wall geometries and planting layout respond better to Parcel 10, M St Landing and WB3 access.
2. Revised tree selections and layout.
3. Larger trees now frame the western edge along curved wall to frame the outdoor room and provide afternoon/evening shade
4. Design of timber stair and decking frames views across Washington Channel and to the Potomac.
5. Planting palette is unified along the arc path on both sides, bioretention plantings will be used.





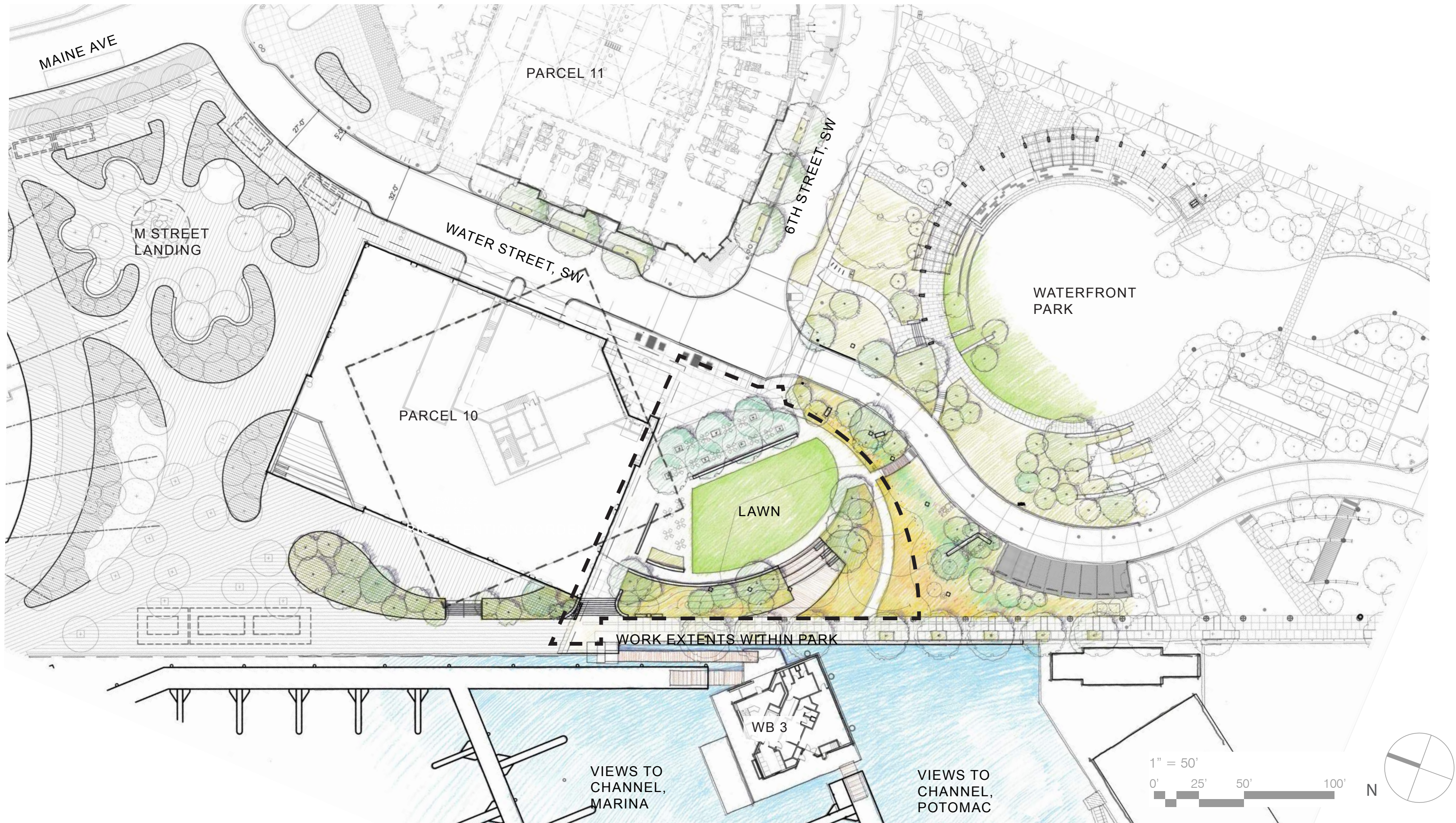
Circulation and views

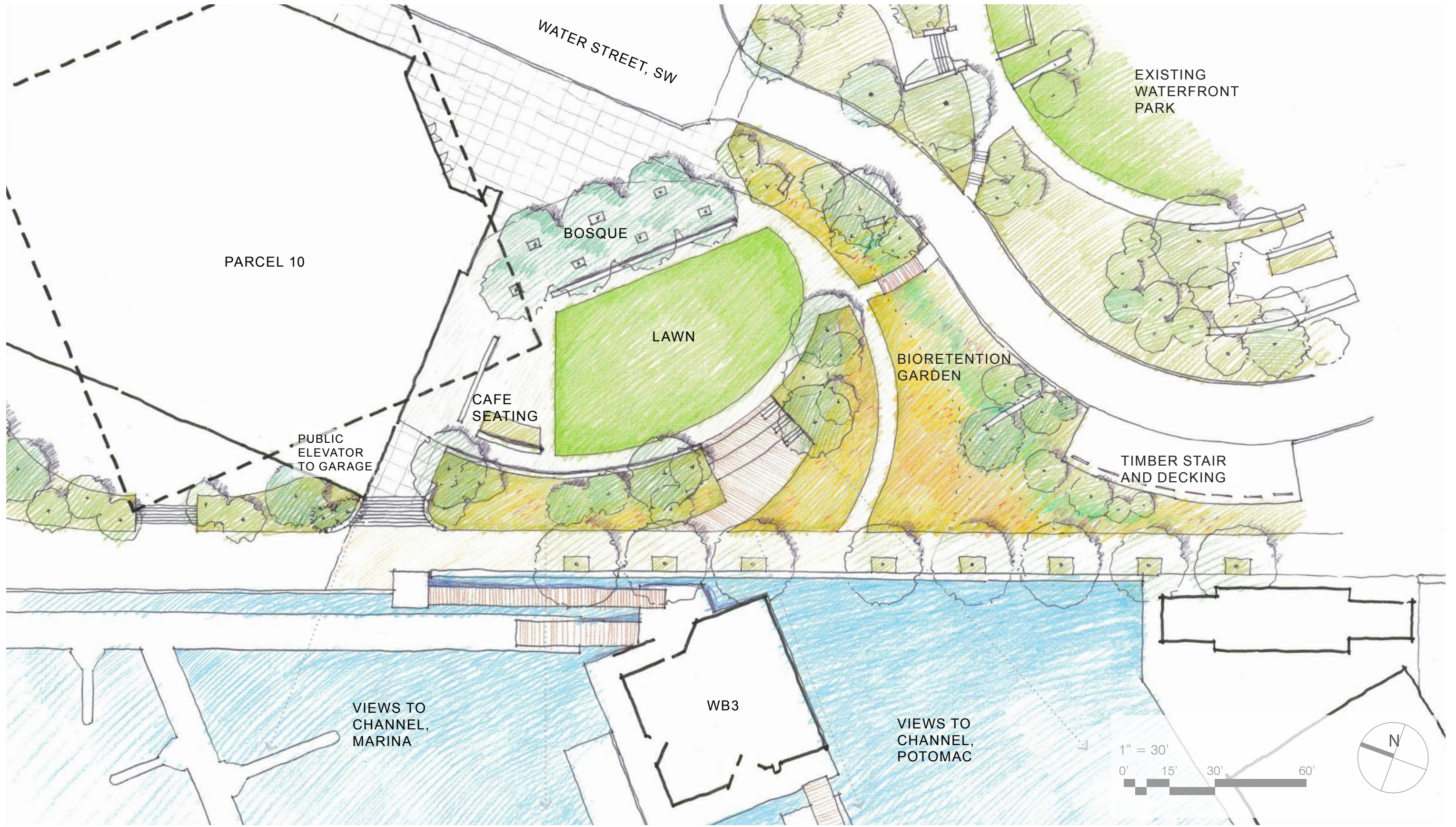
- Updated central site circulation
- Reoriented seating to views



Planting

- Shade and understory trees used to frame lawn and focus views
- Consistent understory planting palette along arc path creates simplified design gesture and more unified experience







DD.28

The Terrace: Perspective View

U.S. COMMISSION OF FINE ARTS APPROVED CONCEPT UPDATE | OCTOBER 19, 2017

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