

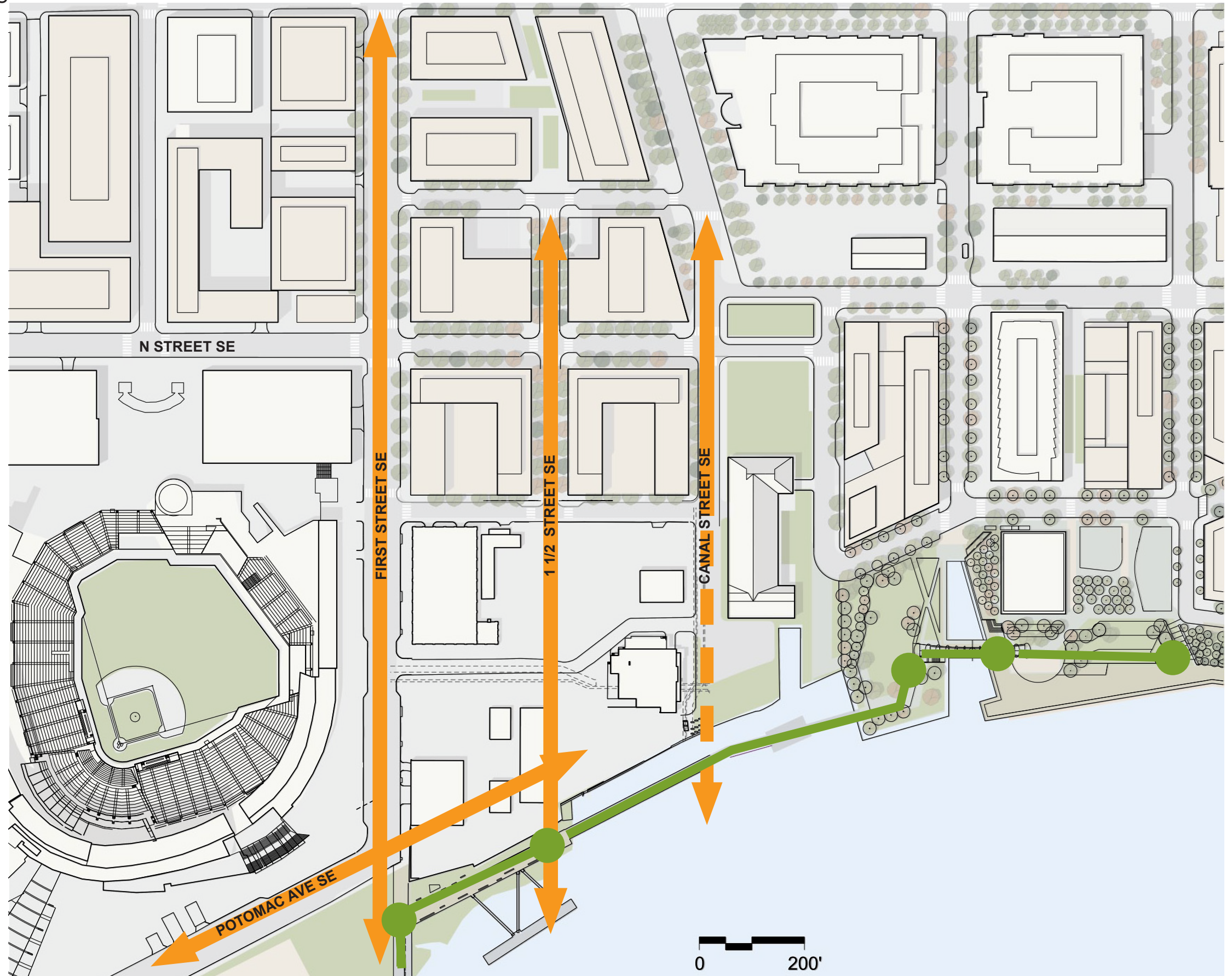


- **REPOSITION** A LOW-DENSITY, HARD PAVED AND INACCESSIBLE INDUSTRIAL SITE INTO A HIGH-DENSITY, MIXED-USE DEVELOPMENT AND NEW PARK THAT ARE PUBLICLY ACCESSIBLE
- **RECONNECT** A LONG-SEPARATED PART OF THE DISTRICT BY RETHREADING THE STREET GRID THROUGH THE SITE AND ENHANCING CONNECTIONS TO THE WATERFRONT
- **REINFORCE** THE ANACOSTIA RIVERWALK TRAIL BY CREATING AN EXPANDED DIAMOND TEAGUE PARK
- **PROMOTE** SUSTAINABILITY THROUGH THE DESIGN OF THE BUILDINGS AND PUBLIC SPACES, AND REDUCE STORM WATER RUNOFF AND HEAT ISLAND EFFECT FROM EXISTING LEVELS
- **PRESERVE** A MEMORY OF THE SITE'S INDUSTRIAL PAST AND REINTRODUCE THE HISTORIC STREET GRID
- **PROVIDE** USES THAT REINFORCE AND ENHANCE THE EMERGING SURROUNDING NEIGHBORHOOD, INCLUDING RETAIL AND MIXED-INCOME HOUSING.
- **LEVERAGE** THE EXTENSIVE AND EXPANDING TRANSPORTATION NETWORK, INCLUDING METRORAIL, METROBUS, BICYCLE ROUTES AND THE ANACOSTIA RIVERWALK TRAIL

THRU-SITE CONNECTIONS

LEGEND

-  VIEW CORRIDORS
-  ANACOSTIA RIVERWALK TRAIL



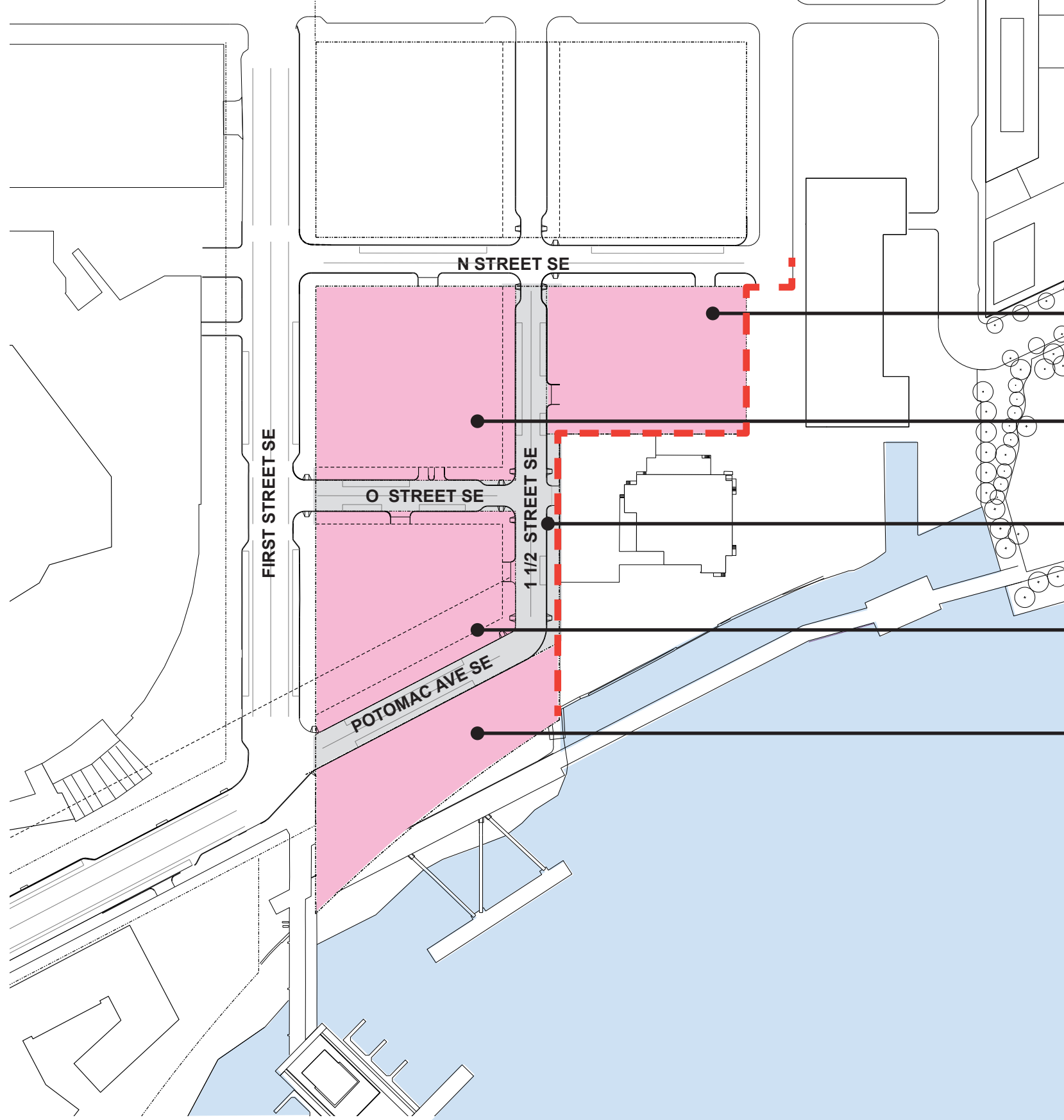
NOTE

THE APPROVED SOUTHEAST FEDERAL CENTER (THE YARDS) MASTER PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES.

FORESTCITY

DC WATER OCCUPIED SITES

PRIVATE STREET/ DEVELOPMENT PARCEL LAYOUT



LEGEND

- PROPOSED PRIVATE STREET
- PROPOSED DEVELOPMENT PARCELS
- DC WATER SECURE PERIMETER

F1	
PARCEL AREA:	44,689.2 SQFT
FOOTPRINT AREA:	41,780.3 SQFT

G1	
PARCEL AREA:	58,745.4 SQFT
FOOTPRINT AREA:	51,220.7 SQFT

PRIVATE STREETS	
PARCEL AREA:	41,401.0 SQFT

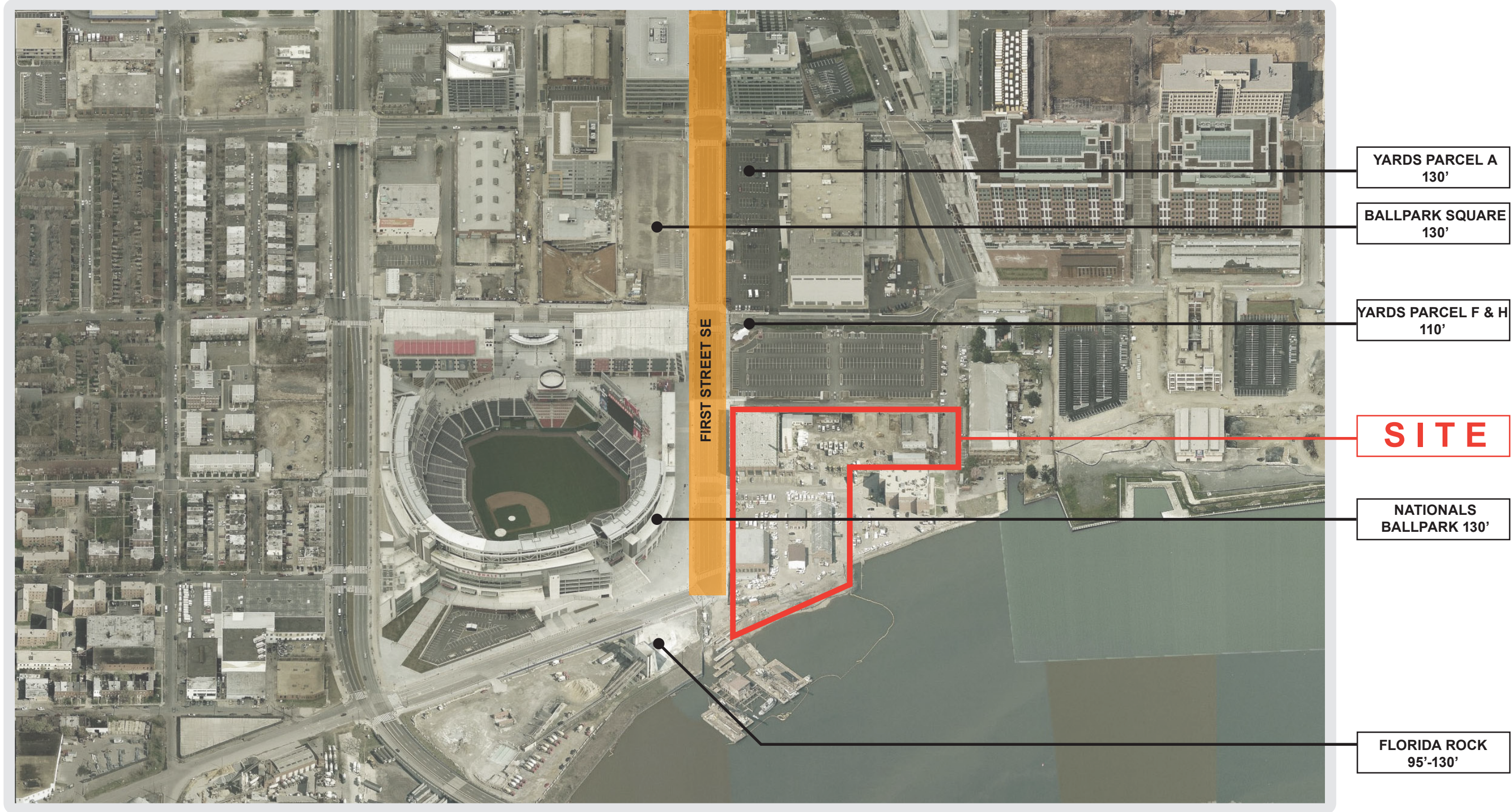
G2	
PARCEL AREA:	51,812.8 SQFT
FOOTPRINT AREA:	40,303.5 SQFT

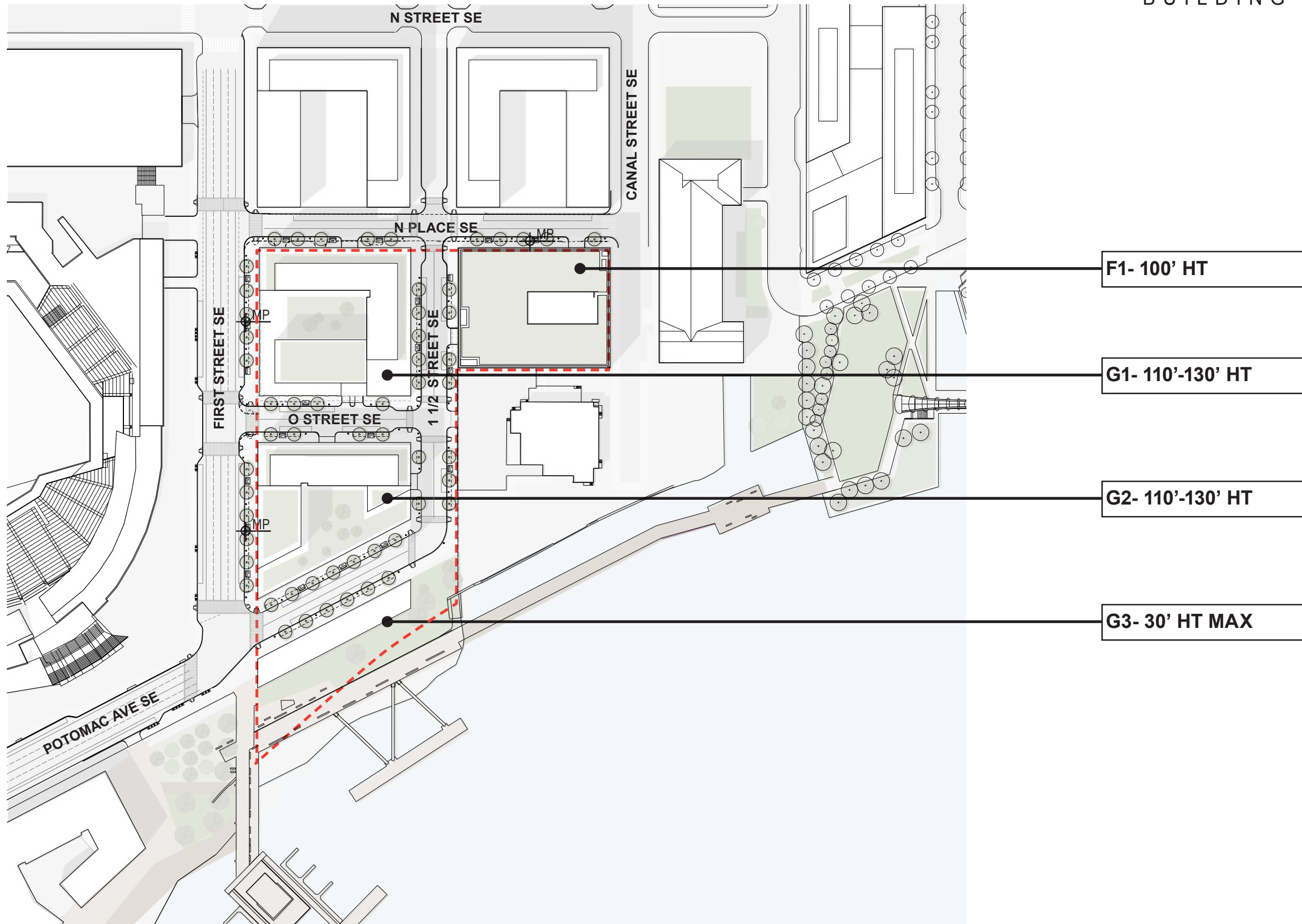
G3	
PARCEL AREA:	38,482.7 SQFT
FOOTPRINT AREA:	5,000 - 15,000.0 SQFT

DC WATER OCCUPIED SITES



CONTEXT HEIGHT DIAGRAM







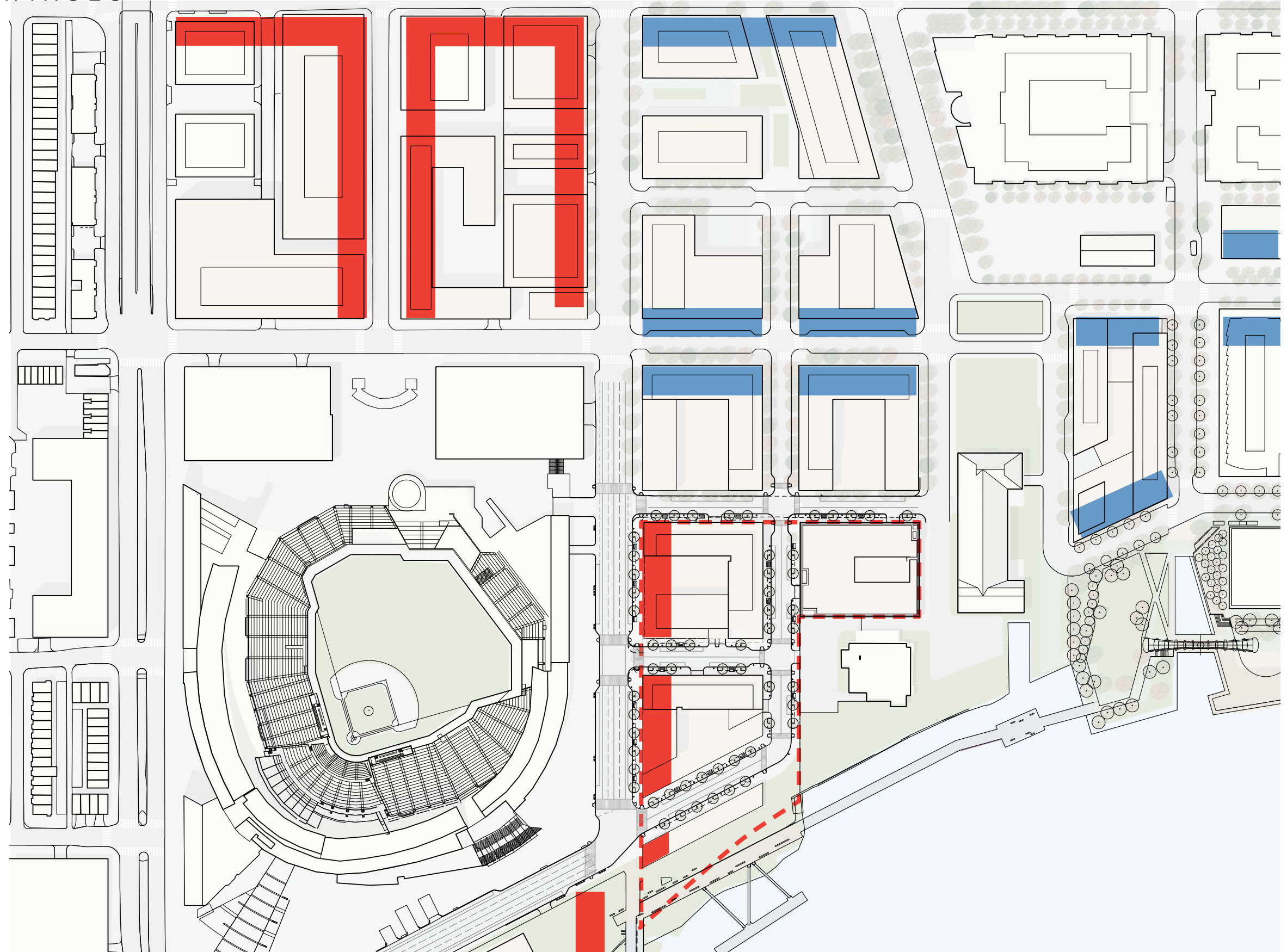
DC WATER OCCUPIED SITES



PREFERRED USE FRONTAGES

LEGEND

-  CG PREFERRED USE FRONTAGE
-  SEFC PREFERRED USE FRONTAGE



NOTE

THE APPROVED SOUTHEAST FEDERAL CENTER (THE YARDS) MASTER PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES.

THE CG AND SEFC OVERLAYS EACH REQUIRE THAT CERTAIN "PREFERRED USES" SUCH AS RETAIL, SERVICE, ENTERTAINMENT AND ARTS USES BE PROVIDED AT THE GROUND FLOOR ALONG CERTAIN STREETS SHOWN.

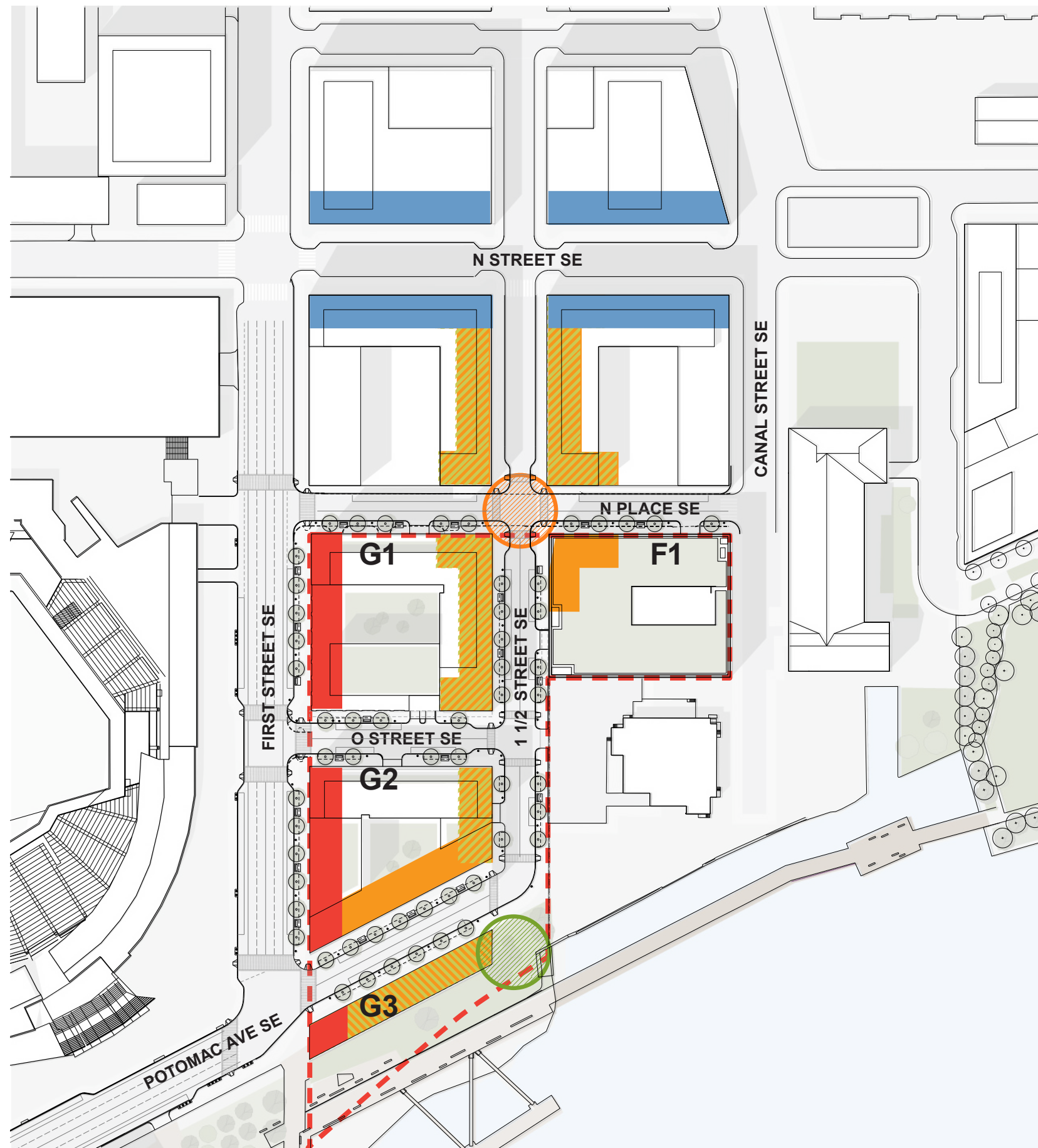
FORESTCITY

DC WATER OCCUPIED SITES

RETAIL & LOBBY DIAGRAM

LEGEND

- CG PREFERRED USE FRONTAGE
- SEFC PREFERRED USE FRONTAGE
- PROPOSED RETAIL/ARTS FRONTAGE WITHIN PUD
- OPTIONAL RETAIL/RESIDENTIAL AMENITY FOCUS WITHIN PUD
- KEY RETAIL/ARTS FRONTAGE INTERSECTION
- OPEN SPACE ANCHOR AREA

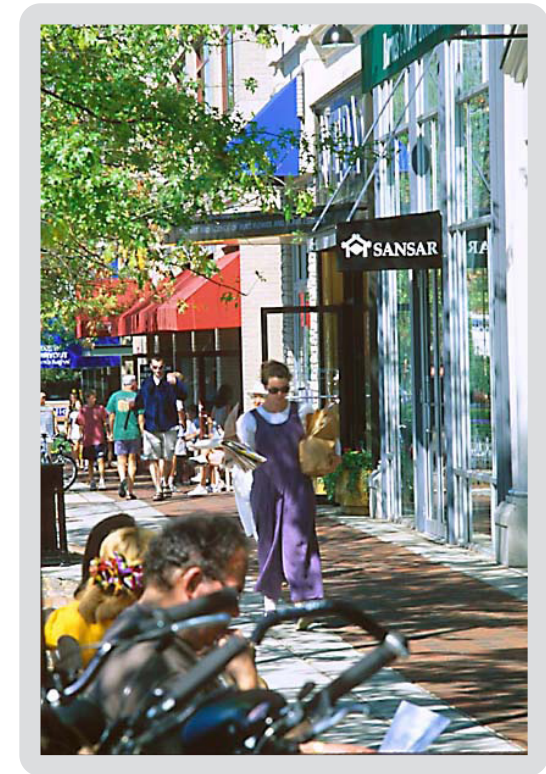
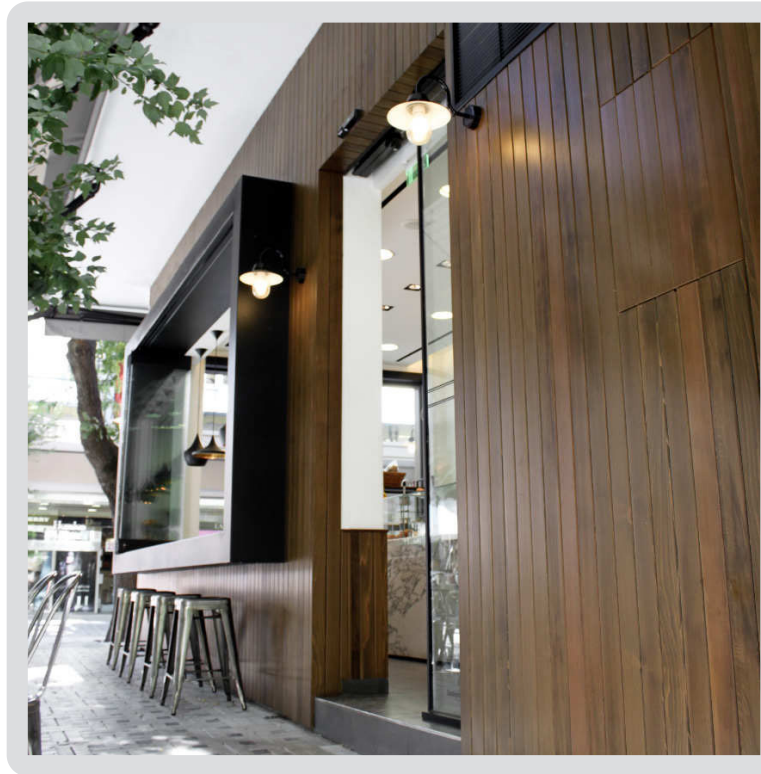


NOTES:

THE PREFERRED USE AND RETAIL/ARTS FRONTAGES MAY BE INTERRUPTED BY LOBBIES, FIRE CONTROL ROOMS, STAIR EXITS AND SIMILAR TYPES OF SPACES.

THE CG AND SEFC OVERLAYS EACH REQUIRE THAT CERTAIN "PREFERRED USES" SUCH AS RETAIL, SERVICE, ENTERTAINMENT AND ARTS USES BE PROVIDED AT THE GROUND FLOOR ALONG CERTAIN STREETS SHOWN.

ARTS/ RETAIL STOREFRONT PRECEDENTS



THESE IMAGES REPRESENT A VARIETY OF STOREFRONT CONDITIONS WHICH TIE THE BUILDING TO THE PUBLIC AREA EXPERIENCE, THROUGH HUMAN SCALE, POROSITY, PROGRAMMATIC FLEXIBILITY (DINING & SHOPS), AND VARYING DIMENSIONS.

FORESTCITY

DC WATER OCCUPIED SITES



THESE IMAGES REPRESENT A VARIETY OF ACTIVE SIDEWALKS WITH PUBLIC SEATING AND AMPLE SPACE FOR CAFE AND RESTAURANT SEATING, WHILE SHADED BY TREE CANOPIES AND LINED WITH PLANTINGS.

DC WATER OCCUPIED SITES

WASHINGTON, DC

AUGUST 29, 2013

©2013 Shalom Baranes Associates, PC

FORESTCITY

MP-09

shalom baranes associates architects