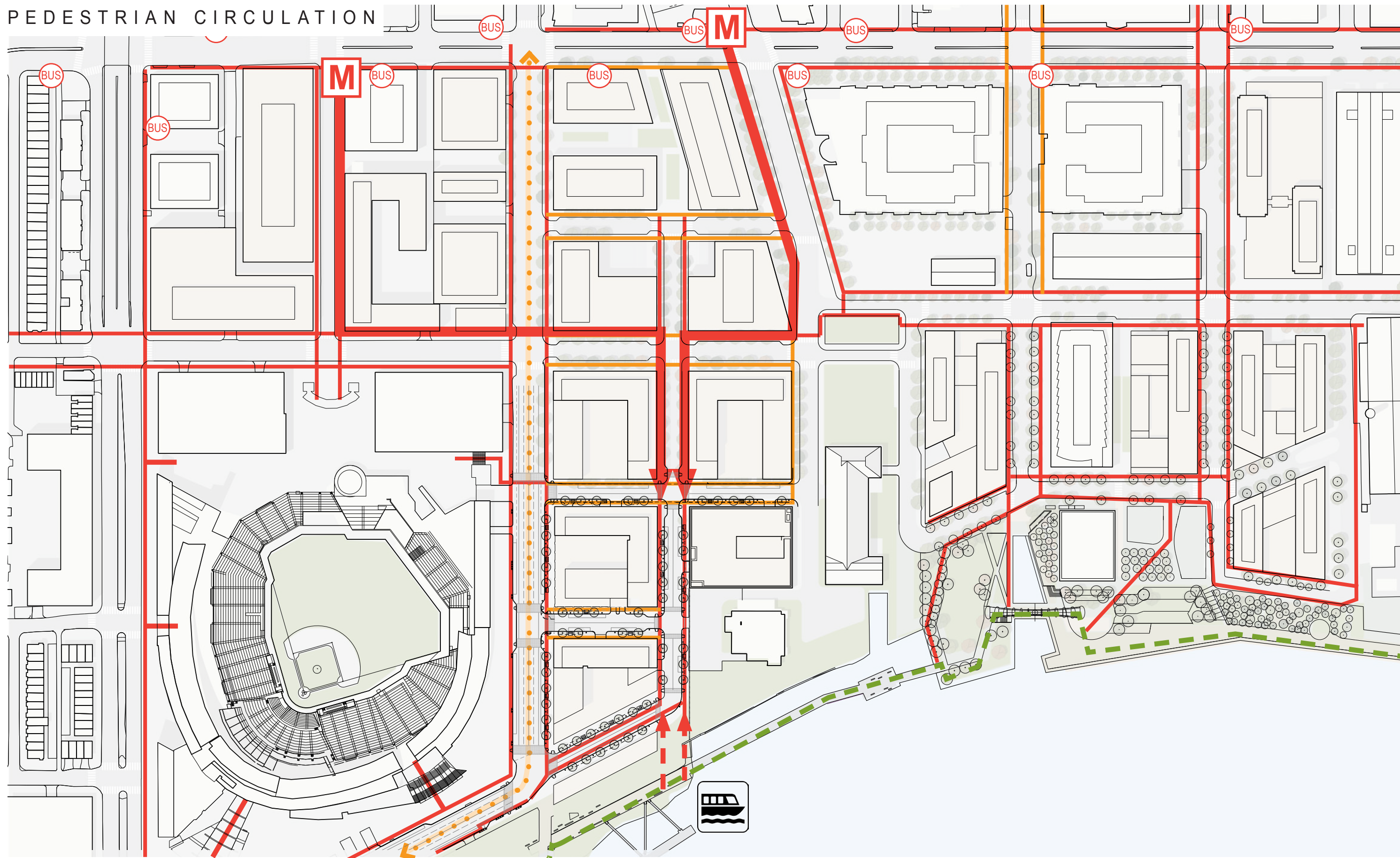


PEDESTRIAN CIRCULATION



FORESTCITY

DC WATER OCCUPIED SITES

MP-10

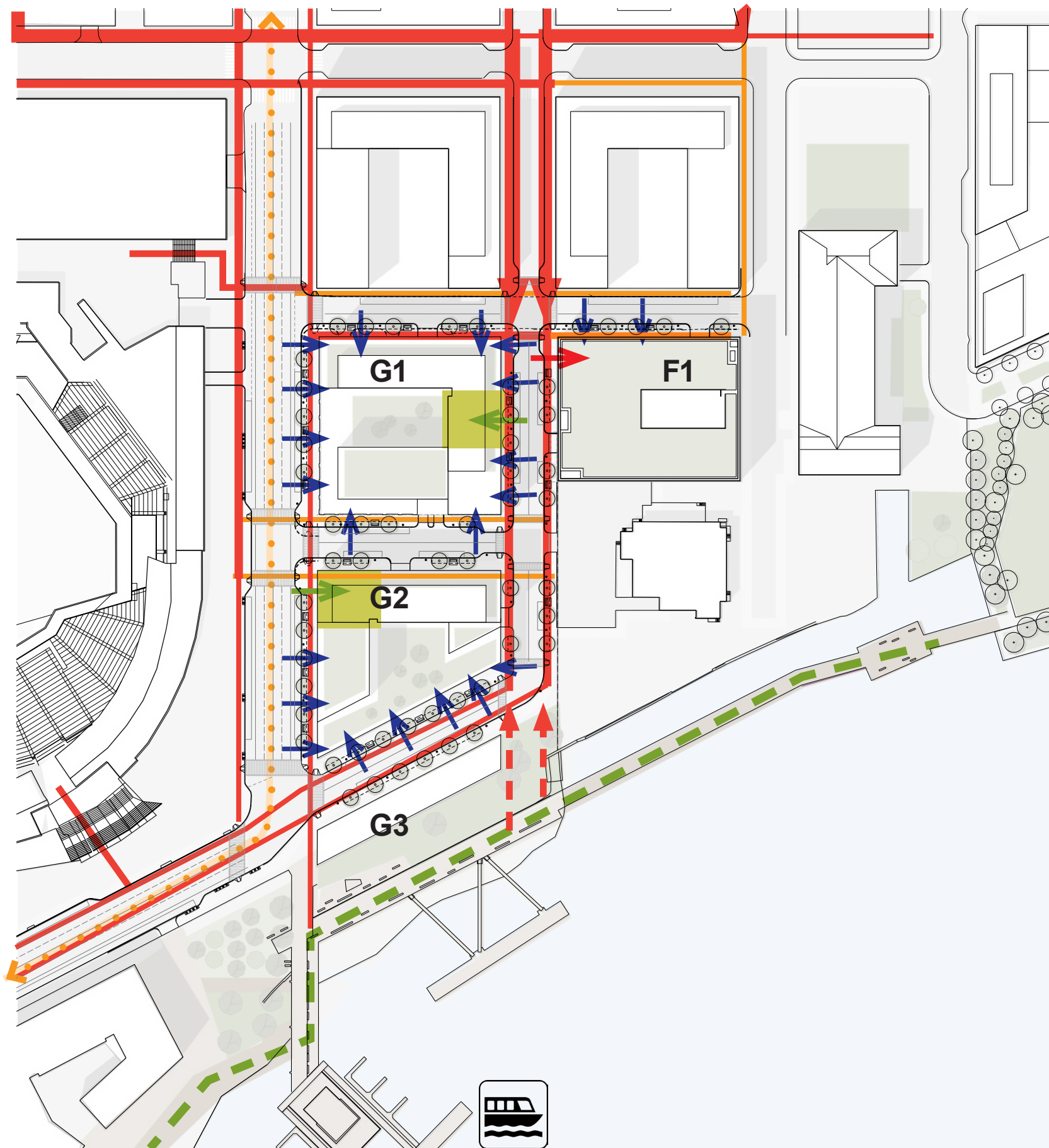
architects shalom baranes associates

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AUGUST 29, 2013

WASHINGTON, D.C.

ZONING COMMISSION  
District of Columbia  
CASE NO.13-05  
EXHIBIT NO.17A7



# PEDESTRIAN CIRCULATION

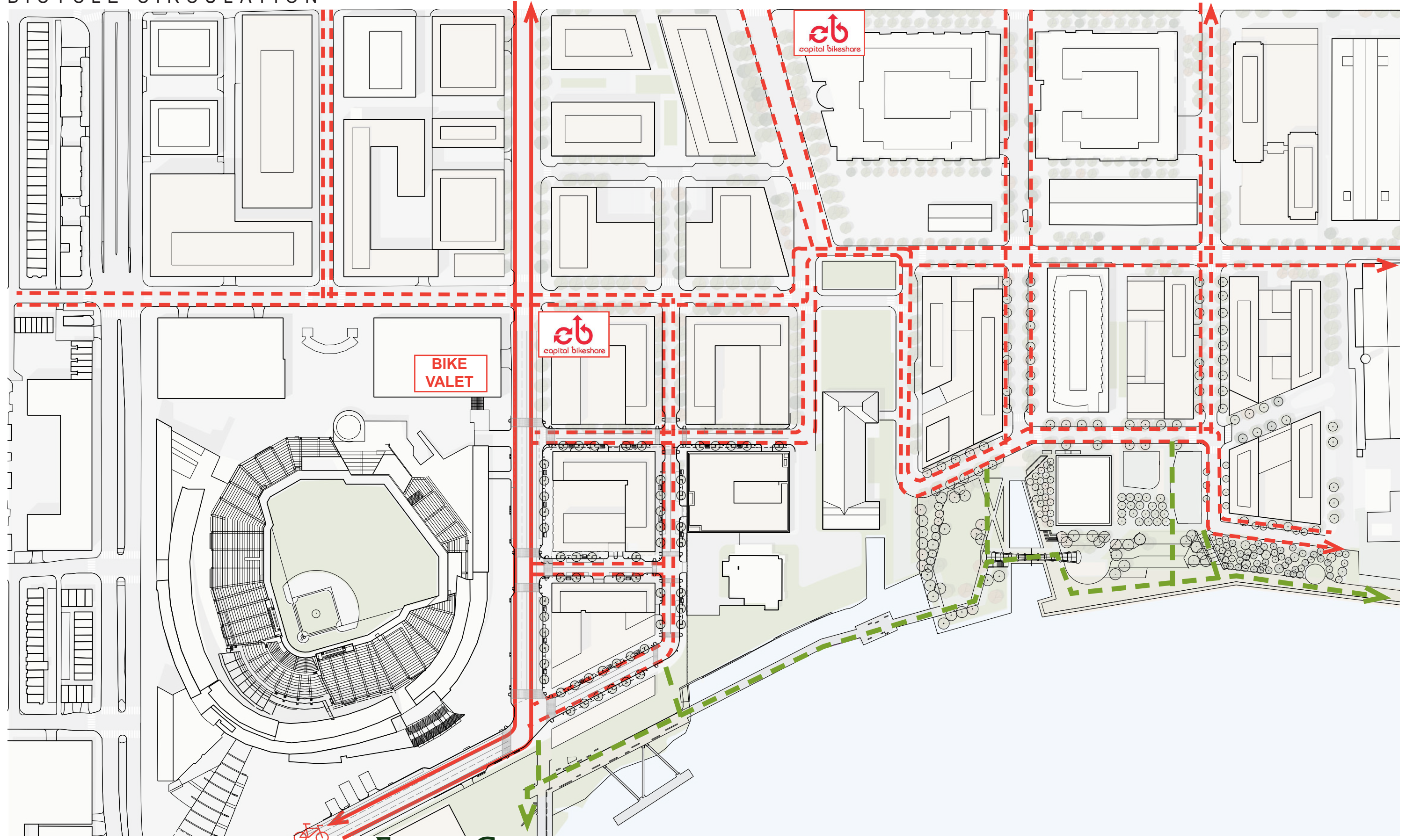
## LEGEND

-  ANACOSTIA RIVERWALK TRAIL
-  PRIMARY PEDESTRIAN CIRCULATION
-  SECONDARY PEDESTRIAN CIRCULATION
-  RETAIL ENTRANCE
-  RESIDENTIAL ENTRANCE
-  THEATER ENTRANCE
-  POSSIBLE FUTURE LIGHT RAIL LINE
-  RIVERBOAT/WATER TAXI
-  METROBUS STOP
-  METRO STATION
-  RESIDENTIAL LOBBY

## NOTE

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

BICYCLE CIRCULATION






FORESTCITY

DC WATER OCCUPIED SITES

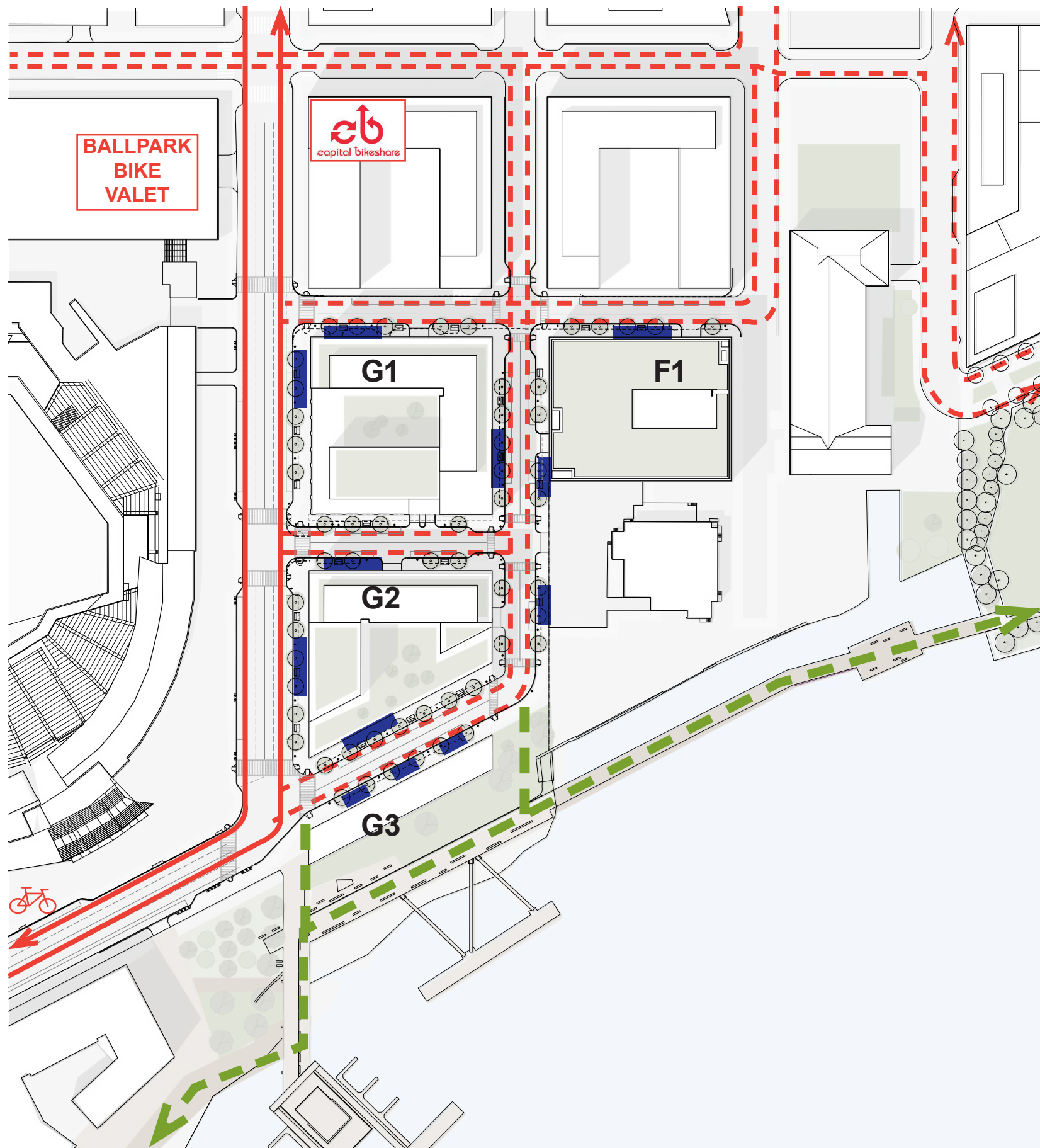
# BICYCLE CIRCULATION

## LEGEND

-  DEDICATED ON-STREET BIKE LANES
-  SHARED ON-STREET BIKE LANES
-  ANACOSTIA RIVERWALK TRAIL

 CAPITAL BIKESHARE STATION (EXISTING)

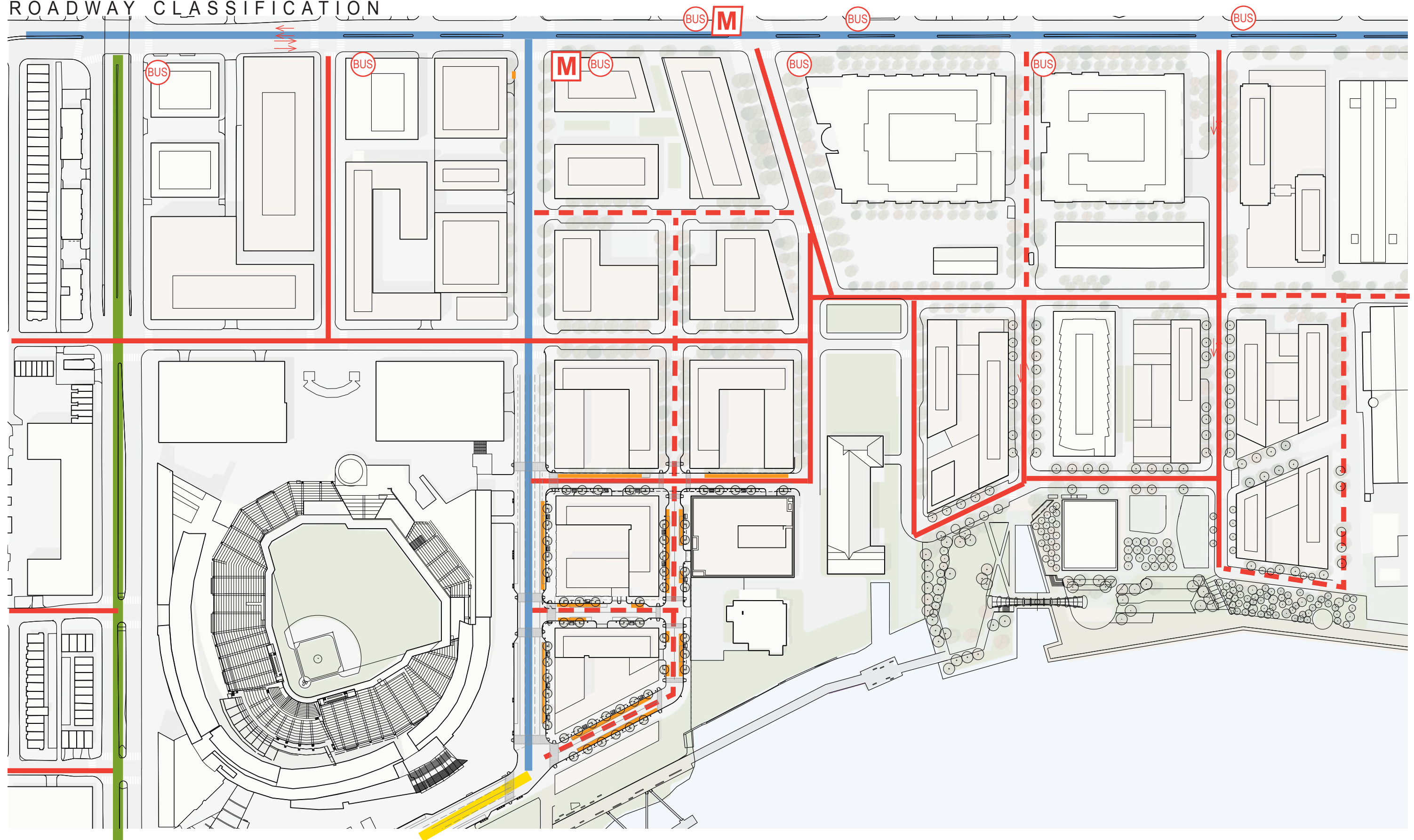
 BIKE RACKS



## NOTE

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

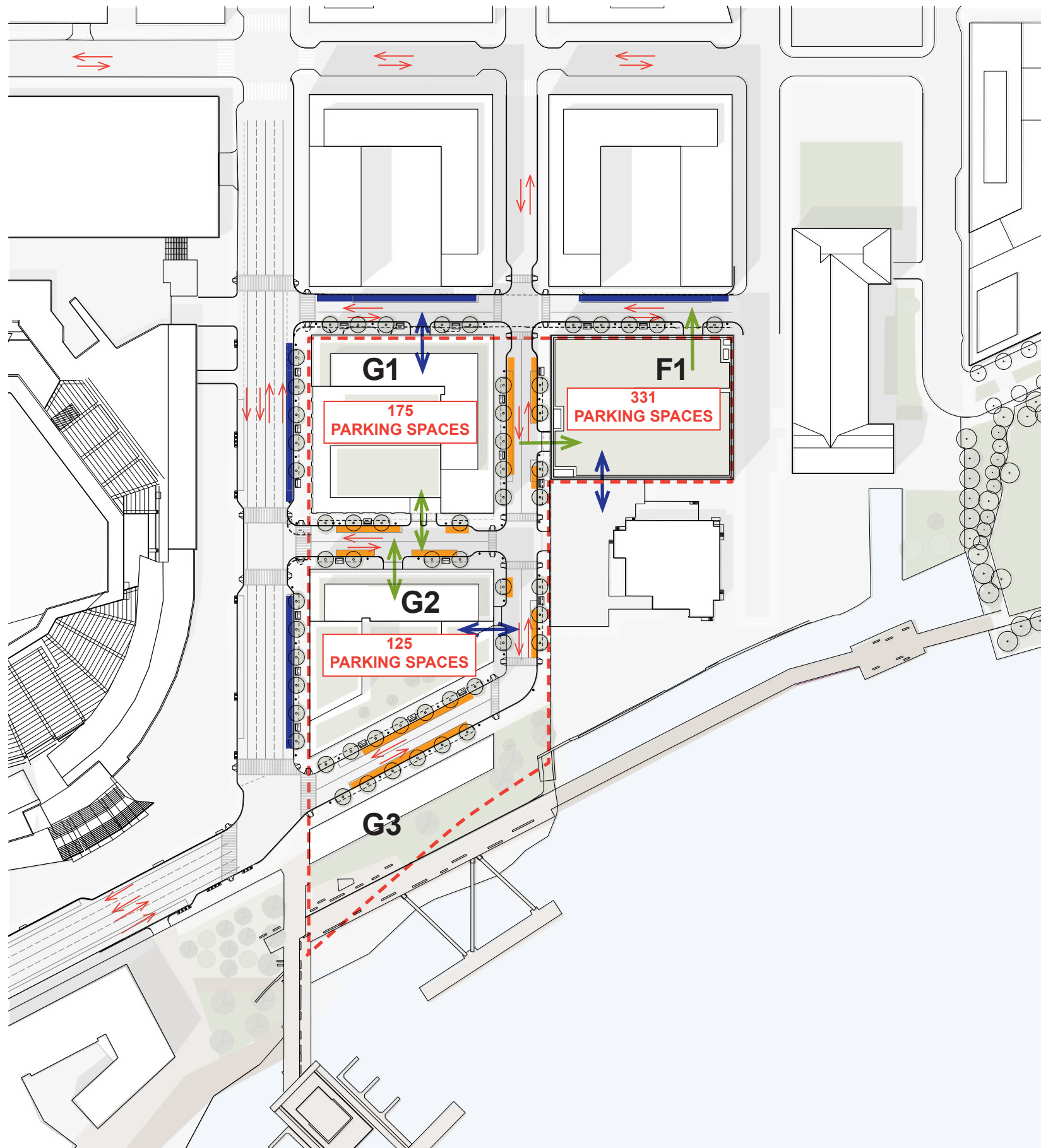
# ROADWAY CLASSIFICATION



# VEHICULAR CIRCULATION

## LEGEND

- PRIMARY ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL PUBLIC
- LOCAL PRIVATE
- PRIVATE STREET PARKING
- PUBLIC STREET PARKING
- VEHICULAR LANE
- PARKING ACCESS
- LOADING ACCESS



### NOTE

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

THE NUMBER OF PROPOSED PARKING SPACES ON G1 & G2 ARE APPROXIMATE AND WILL BE DETERMINED WITH FUTURE SECOND STAGE PUD SUBMISSION(S). THE PARKING COUNT MAY VARY, DEPENDING ON THE FINAL DWELLING UNIT COUNT, BUT A MINIMUM OF ONE SPACE FOR EVERY TWO DWELLING UNITS IS ANTICIPATED.

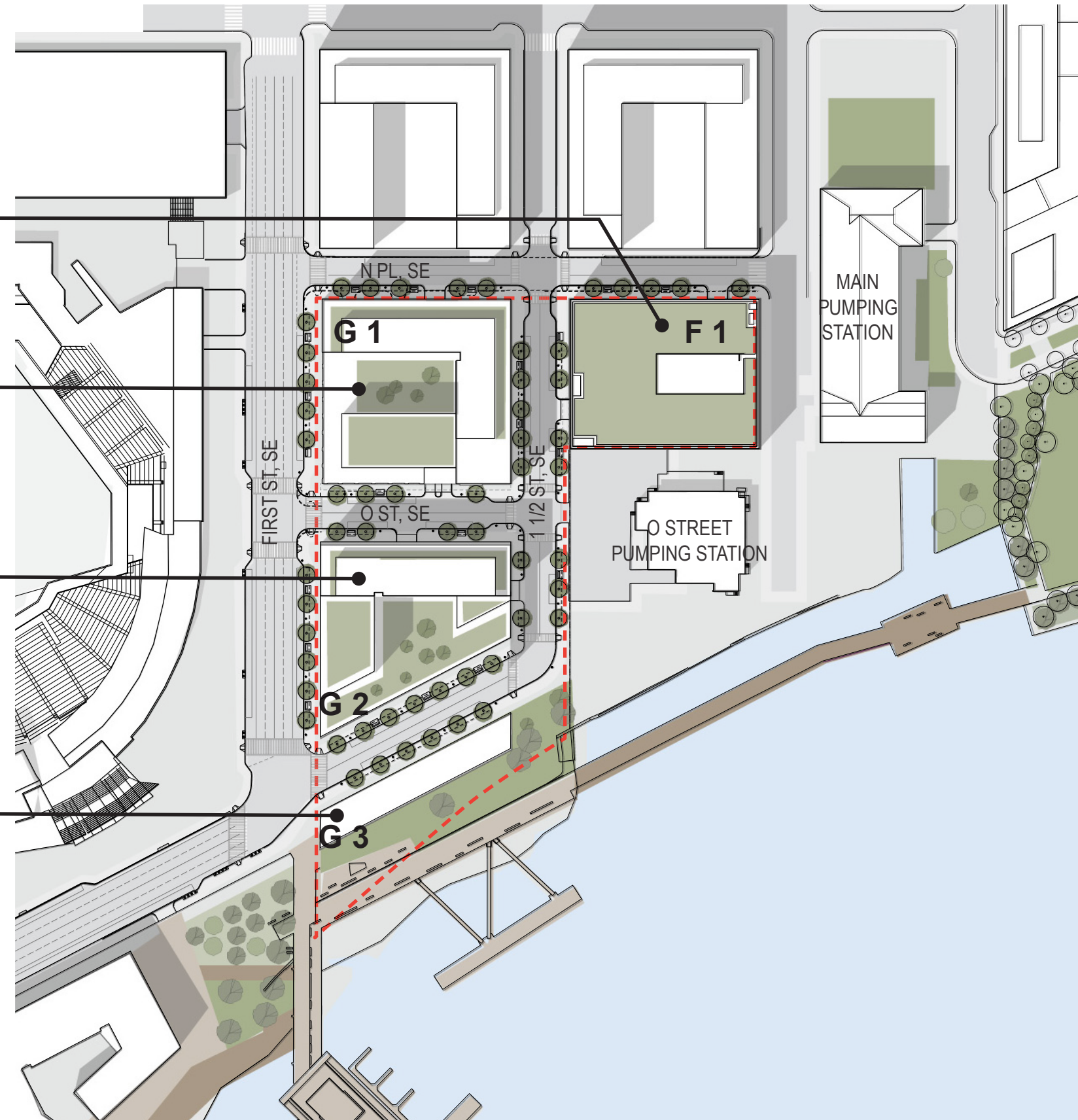
LEED COMMITMENT

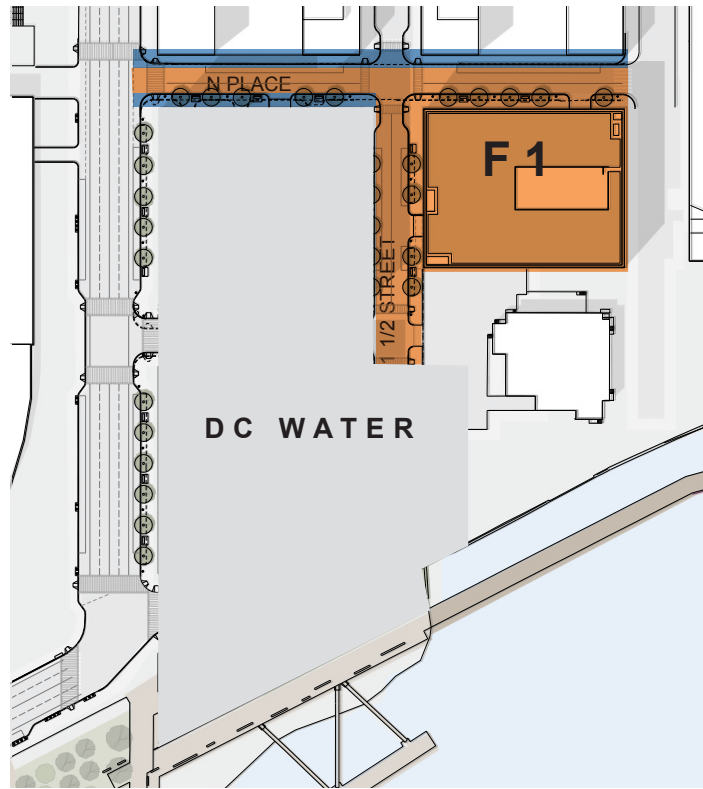
**MOVIE THEATER**  
 LEED CERTIFICATION: *CERTIFIED (OR EQUIVALENT)*  
 RATING SYSTEM: *CORE AND SHELL*

**RESIDENTIAL W/ GROUND FLOOR RETAIL**  
 LEED CERTIFICATION: *SILVER (OR EQUIVALENT)*  
 RATING SYSTEM: *NEW CONSTRUCTION*

**RESIDENTIAL W/ GROUND FLOOR RETAIL**  
 LEED CERTIFICATION: *SILVER (OR EQUIVALENT)*  
 RATING SYSTEM: *NEW CONSTRUCTION*

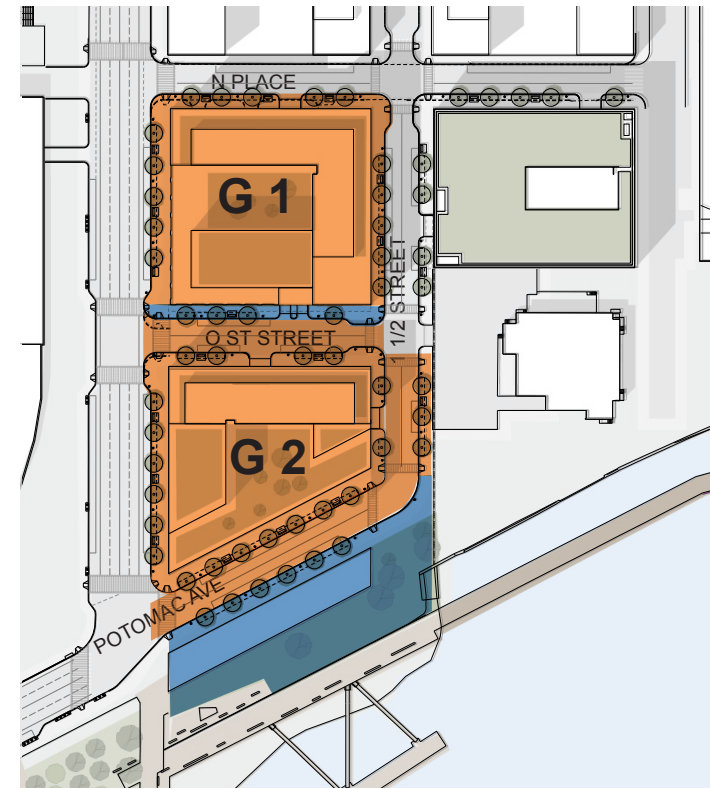
**RETAIL OR CULTURAL**  
 LEED CERTIFICATION: *CERTIFIED (OR EQUIVALENT)*  
 RATING SYSTEM: *CORE AND SHELL*





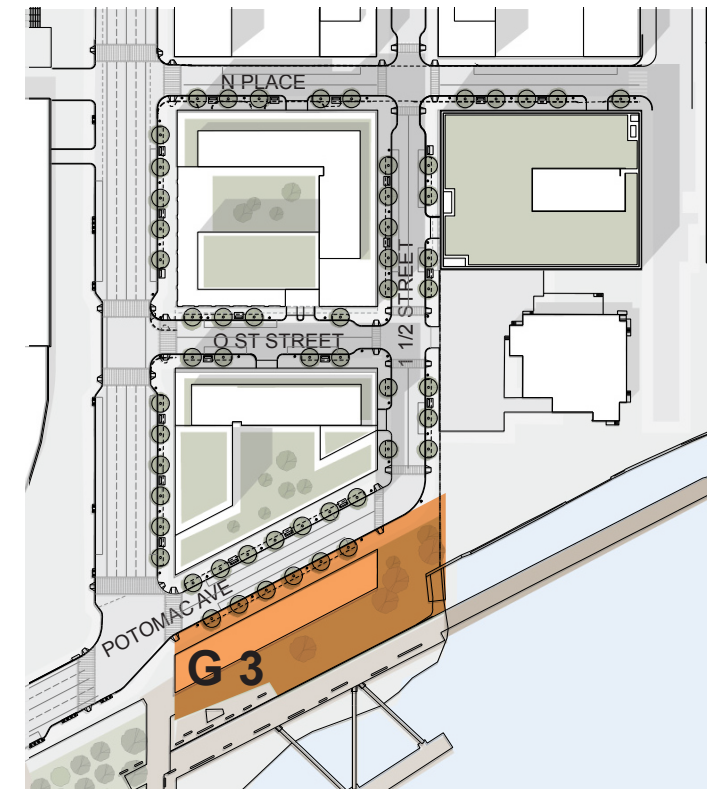
**PHASE 1**

- NECESSARY IMPROVEMENTS TO GET F1 PARCEL OUT OF THE FLOODPLAIN
- N PLACE ROADBED AND SIDEWALK RECONFIGURATION AND TEMPORARY SIDEWALK ALONG REMAINING PORTIONS OF N PLACE SE
- CONSTRUCT F1 BUILDING
- FINAL SIDEWALK IMPROVEMENTS ADJACENT TO F1
- INTERIM RELOCATION OF DC WATER USES AND FACILITIES TO REMAINDER OF PUD SITE



**PHASE 2**

- NECESSARY IMPROVEMENTS TO GET F1 & G2 PARCEL OUT OF THE FLOODPLAIN
- CONSTRUCT G1 & G2 (EITHER AT SAME TIME OR IN PHASES)
- INTERIM DIAMOND TEAGUE PARK AND SIDEWALK ALONG POTOMAC
- NECESSARY RE-GRADING TO GET PRIVATE STREETS AND FUTURE DEVELOPMENT PARCELS OUT OF THE FLOOD PLAIN
- CONSTRUCT POTOMAC AVE, O STREET & REMAINDER OF 1 1/2 STREET
- CONSTRUCT FINAL SIDEWALKS ADJACENT TO DEVELOPED PARCELS
- CONSTRUCT TEMPORARY SIDEWALKS ON OPPOSITE SIDES OF STREET



**PHASE 3**

- CONSTRUCT G3
- CONSTRUCT FINAL SIDEWALK

**LEGEND**

- PERMANENT IMPROVEMENTS
- INTERIM IMPROVEMENTS



**VISION:** REPOSITION A LOW-DENSITY AND IMPERVIOUS INDUSTRIAL SITE INTO A HIGH DENSITY MIXED-USE DEVELOPMENT THAT INCLUDES A NEW URBAN PARK.

**SUSTAINABILITY STRATEGY:**

- BUILD A COMPACT, MIXED USE AND HIGH DENSITY DEVELOPMENT ON AN URBAN INFILL SITE, CLOSE TO MULTIPLE MODES OF PUBLIC TRANSPORTATION AND ESTABLISHED INFRASTRUCTURE.
- PROTECT THE ANACOSTIA RIVER BY PROVIDING A LANDSCAPE BUFFER ALONG THE ENVIRONMENTALLY SENSITIVE RIVER'S EDGE.
- REDUCE POST-DEVELOPMENT RUNOFF FROM PRE-DEVELOPMENT LEVELS:
  - MANAGE STORM WATER BY PROVIDING GREEN ROOFS
  - INCREASE SITE POROSITY WITH LID PLANTERS AND TREE PITS
  - PROVIDE BIO-FILTRATION IN THE EXPANDED PARK
- REDUCE POST-DEVELOPMENT HEAT ISLAND EFFECT FROM PREDEVELOPMENT LEVELS:
  - GREEN ROOF
  - TREE AND LANDSCAPE PLANTINGS
  - HIGH REFLECTIVITY ROOF
- PROMOTE AUTOMOBILE INDEPENDENCE BY BUILDING A NEW COMMUNITY ON AN URBAN INFILL SITE, CLOSE TO AN EXTENSIVE AND EXPANDING NETWORK OF PUBLIC TRANSPORTATION, BICYCLE ROUTES AND A REGIONAL TRAIL.
- BUILD NEW RETAIL AND MIXED-INCOME HOUSING TO SUPPORT THE EMERGING CAPITOL RIVERFRONT NEIGHBORHOOD.

# 03 LANDSCAPE DRAWINGS

