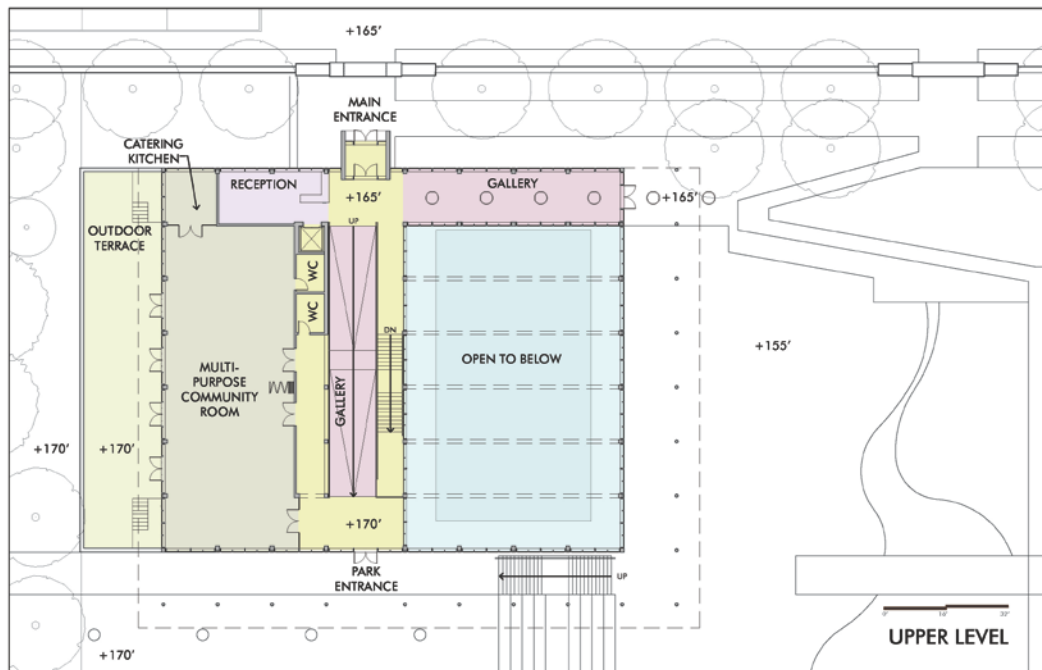




# Community Center





# Community Center



Park South

Community Meeting Room- Upper Level  
Pool and Fitness Room- Lower Level

Park South

North Capitol Street

0 16' 32'



Row Houses

South Service Court

Circulation and  
Gallery Space

Preserved Cells  
Pending Feasibility

Park South

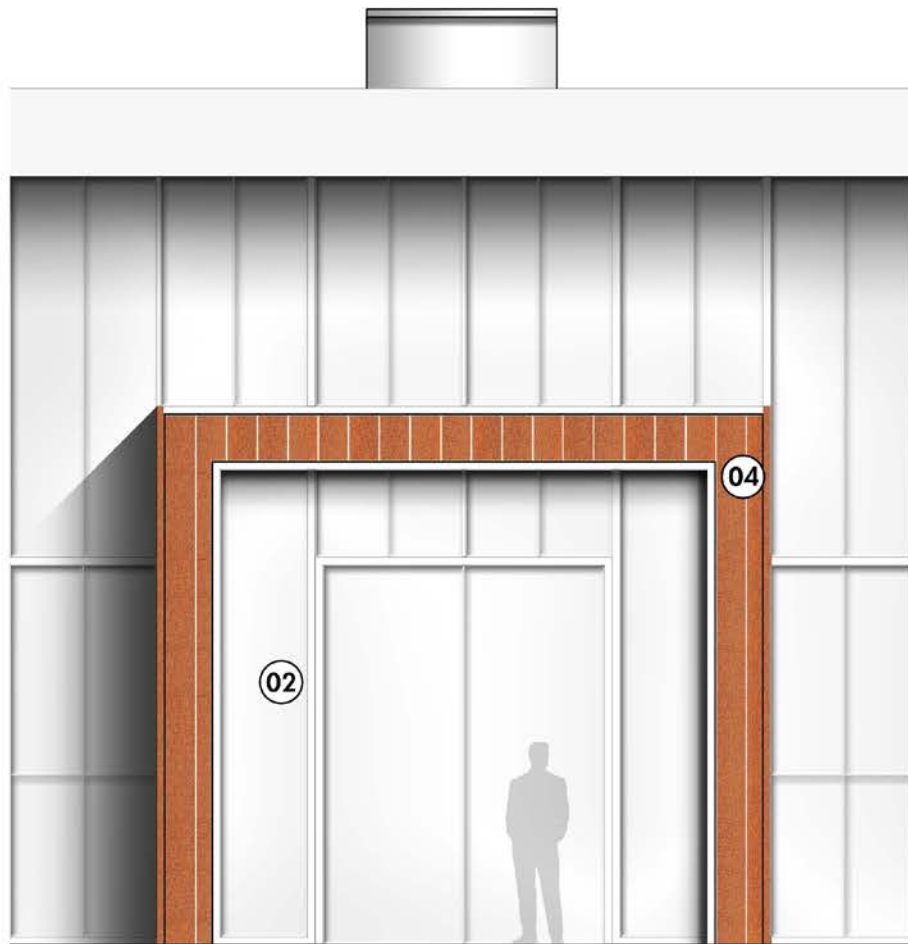
Channing Street

0 16' 32'

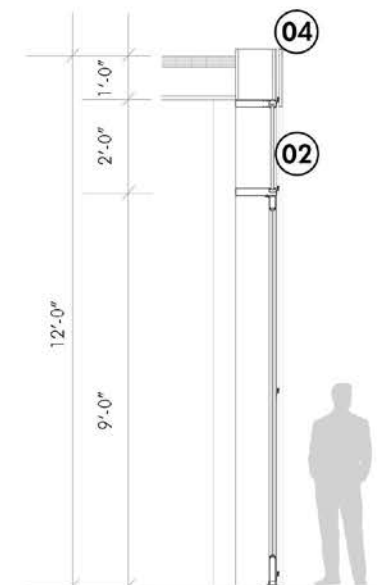
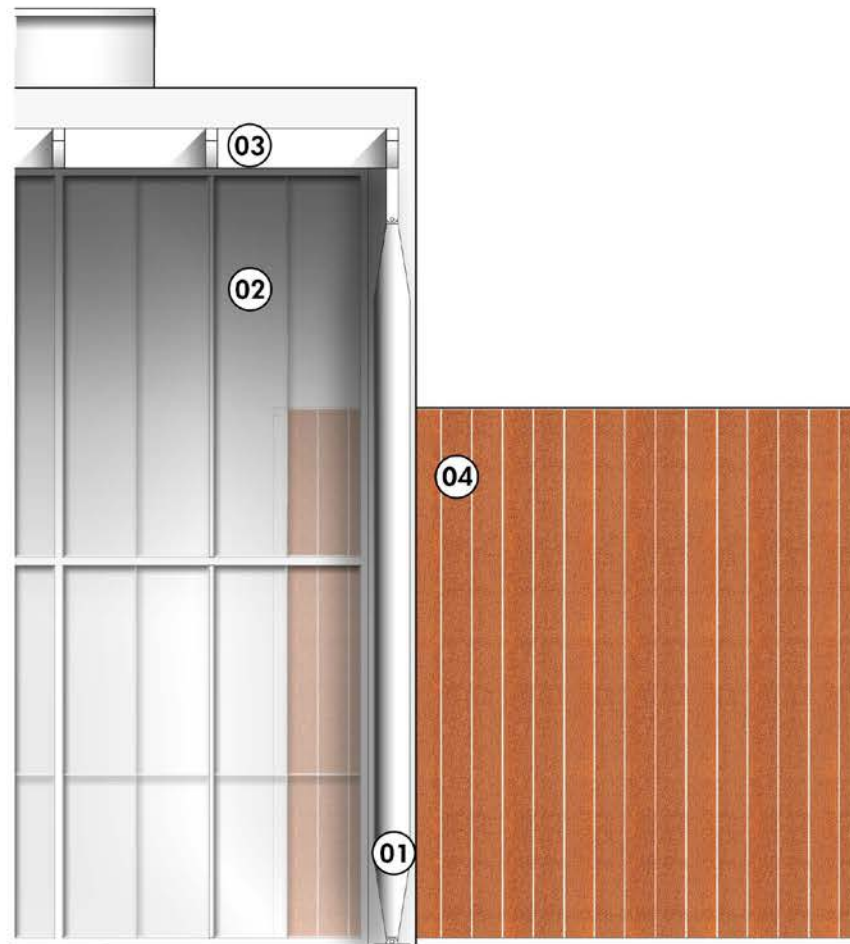


MATERIAL PRECEDENTS

- 04 TERRA COTTA ENTRY VESTIBULE
- 03 LIGHTWEIGHT METAL EXTERIOR TRELLIS SHADING SYSTEM
- 02 HIGH-PERFORMANCE METAL GLAZING SYSTEM
- 01 SLENDER STEEL COLUMNS



ELEVATION

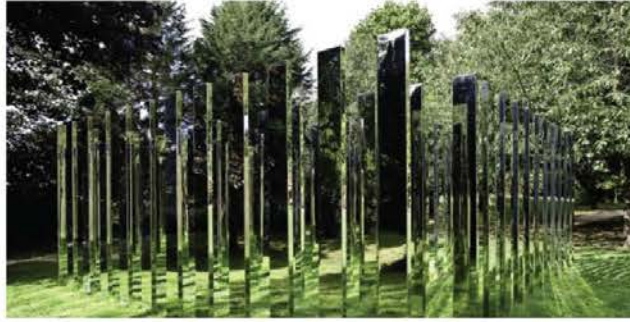


SECTION









*Defining Place:* Creating artist-designed gathering places



*Reusing & Recycling Materials:* Artists using historic and functional references by reusing materials



*Dynamic Platforms for Contemporary Art:* Creating spaces for rotating art installations



*Integrated Streetscape Design:* Functional design elements envisioned by artists





# OPPORTUNITIES FOR ARTISTIC INTERVENTION



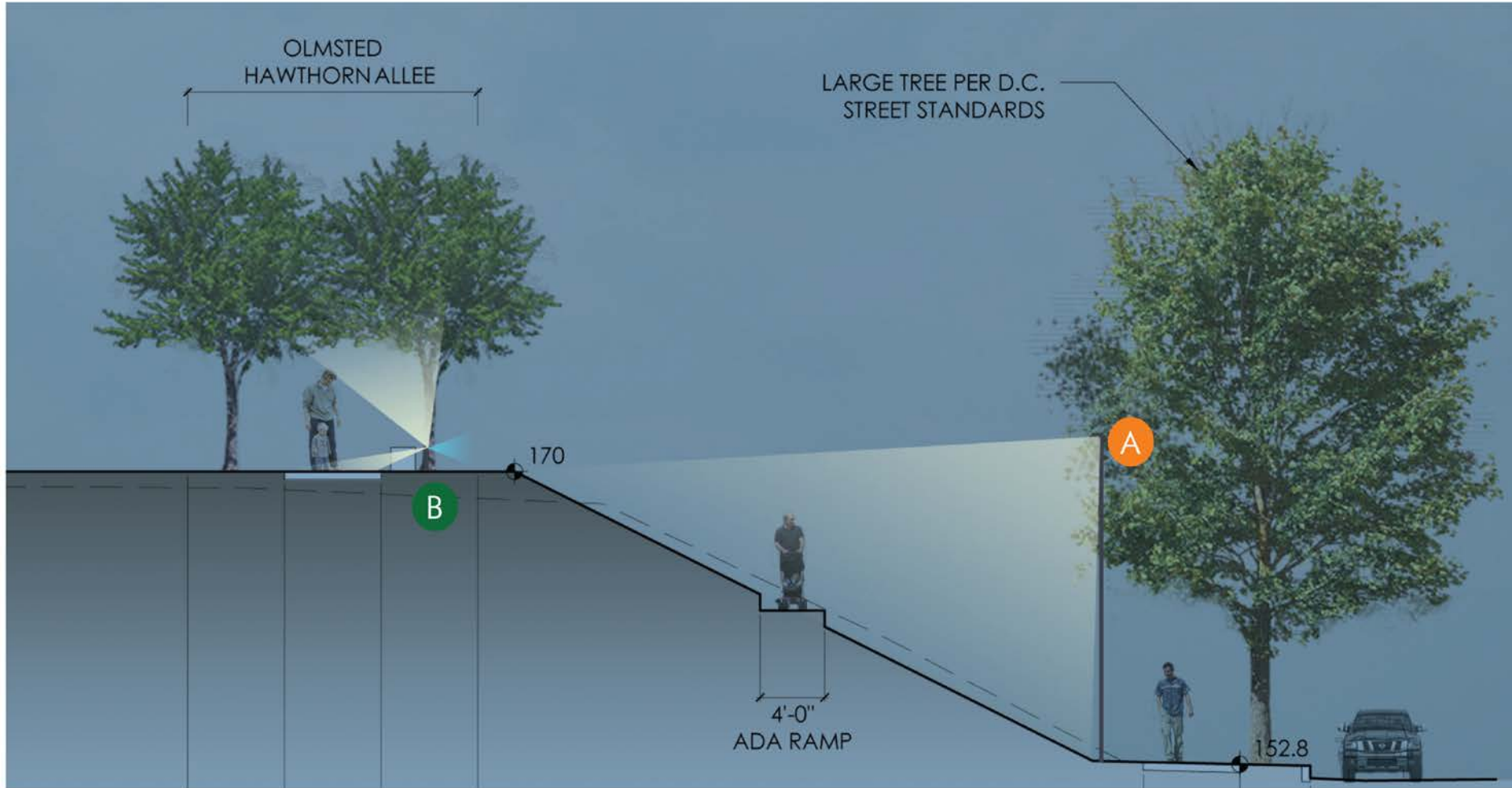
- A. MAIN GATEWAY
- B. GATEWAY 2
- C. GATEWAY 3 (STAIRS)
- D. GATEWAY 4 (STAIRS)
- E. COMMUNITY CENTER
- F. REGULATOR HOUSE
- G. MANHOLE COVERS (CELLS 14 & 28)
- H. SAND STORAGE BINS/SILOS
- I. STATIONARY SAND WASHER
- J. PAVERS
- K. BENCHES/SEATING
- L. PLINTH AND/OR SCULPTURAL WORKS
- M. WATER THEMED ART INTEGRATED INTO DRAIN/BASIN INFRASTRUCTURE
- N. HEALING GARDENS
- O. OLMSTED UNDERPASS AND PEDESTRIAN AREA

NOTE: LOCATION OF ARTIST DESIGNED PAVERS (J) AND BENCHES/SEATING (K) PENDING FURTHER LANDSCAPE DESIGN DEVELOPMENT



Integrate artist-designed natural elements into main entrance to highlight 'sectional' theme of site





SECTION

- Berm Lighting
- Olmsted Walk Bollards
- Street Lamp
- Service Court Wall Linear Lighting
- Sand Silo Linear Lighting
- Manhole Stud Lights
- Catenary Lights
- Custom Modified Fixture TBD

LED pole top luminaires with asymmetrical light distribution



Type:  
 BEGA Product:  
 Project:  
 Voltage:  
 Color:  
 Options:  
 Modified:

Housing: Die cast aluminum housing and lens filter. Size: 3" D.D. pole top, screws to pole with integrated silo filter mechanism and angle set screws. Luminaire head angle adjustment located in silo filter for 0° or 15° beam angle. All luminaires used in the construction in marine grade and copper free.

Indicative: Faceted to fit grid construction of die cast aluminum with faceted cover each for easy maintenance. Tempered clear polycarbonate with a reflector frame anodized aluminum. Fully shielded light distribution for no trespasser and no glare. Fully gasketed with a recessed silicone gasket.

Technical: 155W LED luminaire, 174 lm/w efficacy, 30°C heat transfer, in range 100V through 277V electronic LED driver, 0-10V dimming, 10000 hr life expectancy. Standard LED color temperature is 4000K with an 85 CRI, available in 3000K (S-CRI), and 5000K (S-CRI) to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, BEGA luminaire data on this sheet is subject to change at the discretion of BEGA U.S. For the most current technical specs, please refer to www.bega.us.com.

Finish: These luminaires are available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

USA certified: U.S. and Canadian standards for wet locations, 1500 ft on case, 3' W.

Weight: 23 lbs.

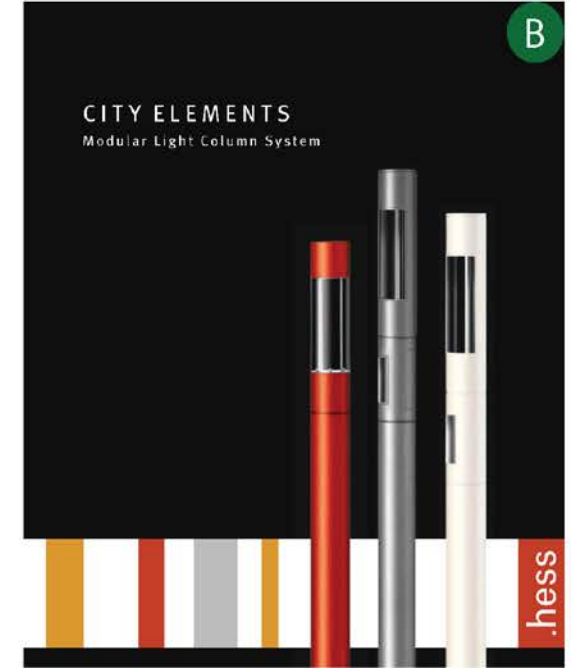
Effective Projected Area (EPA): 86 ft²

Luminaire Lumen: 11115  
 listed in accordance with LM-79-09



Single LED pole-top luminaire				
Lens	LED	A	B	C
100W LED	L2-0	15%	3'	22'

Recommended for use with 3" in 00' pole







## SECTION

- A Berm Lighting
- B Olmsted Walk Bollards
- C Street Lamp
- D Service Court Wall Linear Lighting
- E Sand Silo Linear Lighting
- F Manhole Stud Lights
- G Catenary Lights
- Custom Modified Fixture TBD



### LED pole top luminaires with asymmetrical light distribution



**Type:** Pole Top Luminaire  
**Product:** BEGA  
**Project:** BEGA  
**Voltage:** 120V  
**Color:** Black  
**Options:** Custom  
**Modified:** TBD

Housing: Die-cast aluminum housing and slip-free 20 ft. dia. pole top, secured to pole with integrated slip-free mounting and angle-adjustable luminaire head. Luminaire head also adjustable, located in slip-free 9" or 15" lead angle. All aluminum parts in the construction are anodized aluminum.

Enclosure: Recessed to fit grade, constructed of die-cast aluminum with 100 mm recessed lens for easy maintenance. Tempered clear acrylic glass with a reflector of pure anodized aluminum. Fully anodized light distribution for no trespass above horizontal. Fully gasketed with a molded silicone gasket.

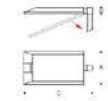
Electrical: 150W LED luminaire, 174 total system watts, -30°C start temperature, 120V through 277V electronic LED driver, 0-10V dimming, integral 5000-hour surge protection. Standard LED color temperature is 5000K with an 80 CRI. Available in 5000K (S1 CRI) and 4000K to order.

Note: LED supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

Finish: Three luminaire are available in four standard BEGA options: Black (BLK); White (WHI); Silver (SIL); Silver (SIL). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations.  
 Transition Class: P60  
 Weight: 55 lbs.  
 Effective Projected Area (EPA): 80 ft²

Luminaire Lumens: 11110  
 Listed in accordance with LM-79-06



Unit	LED	A	B	C
100W LED	1.2	13.5	5	22.75

Recommended for use with 30" to 35" poles.

**BEGA-US** 1000 BEGA Way, Carrollville, CA 90010 (805) 834-0030 FAX (805) 566-9474 [www.bega-us.com](http://www.bega-us.com)  
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### XBO LUX™ HERCULES IP54

35.8 Watt/meter
1,799 lumen/meter (lm/m)
24 V Plug & Play
Ba/CRI 92

**Elektrische & Optische Betriebsdaten / Electrical & optical data**

Parameter	Value	Unit
Maximum Power	35.8 W/meter	Watt/meter
Operating Voltage (V)	24 V (0.2 V <sub>max</sub> 25 V <sub>max</sub> )	V
Temperature Range	T <sub>amb</sub> = -25°C, T <sub>amb</sub> = +70°C	°C
Operating Temperature Range	T <sub>amb</sub> = -25°C, T <sub>amb</sub> = +35°C	°C
Ambient Temperature (max)	T <sub>amb</sub> = -25°C, T <sub>amb</sub> = +45°C	°C

Hinweis: Die Angaben zu den elektrischen und optischen Betriebsdaten sind nur Richtwerte und können sich bei Änderungen der LED-Technologie ändern. Für mehr Details bezüglich möglicher Abweichungen, bitte kontaktieren Sie Ihren Händler.

For more details regarding possible deviations, please contact your dealer.

Bei Änderungen der LED-Technologie können sich die Werte ändern.

Model	Power	Length	Beam Angle	Beam Diameter	Beam Spread	Beam Spread	Beam Spread	Beam Spread
HERCULES 1000	35.8 W/m	1.2 m	13.5°	5.0 m	1.2 m	1.2 m	1.2 m	1.2 m
HERCULES 1500	35.8 W/m	1.5 m	13.5°	5.0 m	1.5 m	1.5 m	1.5 m	1.5 m
HERCULES 2000	35.8 W/m	2.0 m	13.5°	5.0 m	2.0 m	2.0 m	2.0 m	2.0 m
HERCULES 2500	35.8 W/m	2.5 m	13.5°	5.0 m	2.5 m	2.5 m	2.5 m	2.5 m
HERCULES 3000	35.8 W/m	3.0 m	13.5°	5.0 m	3.0 m	3.0 m	3.0 m	3.0 m
HERCULES 3500	35.8 W/m	3.5 m	13.5°	5.0 m	3.5 m	3.5 m	3.5 m	3.5 m
HERCULES 4000	35.8 W/m	4.0 m	13.5°	5.0 m	4.0 m	4.0 m	4.0 m	4.0 m
HERCULES 4500	35.8 W/m	4.5 m	13.5°	5.0 m	4.5 m	4.5 m	4.5 m	4.5 m
HERCULES 5000	35.8 W/m	5.0 m	13.5°	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m







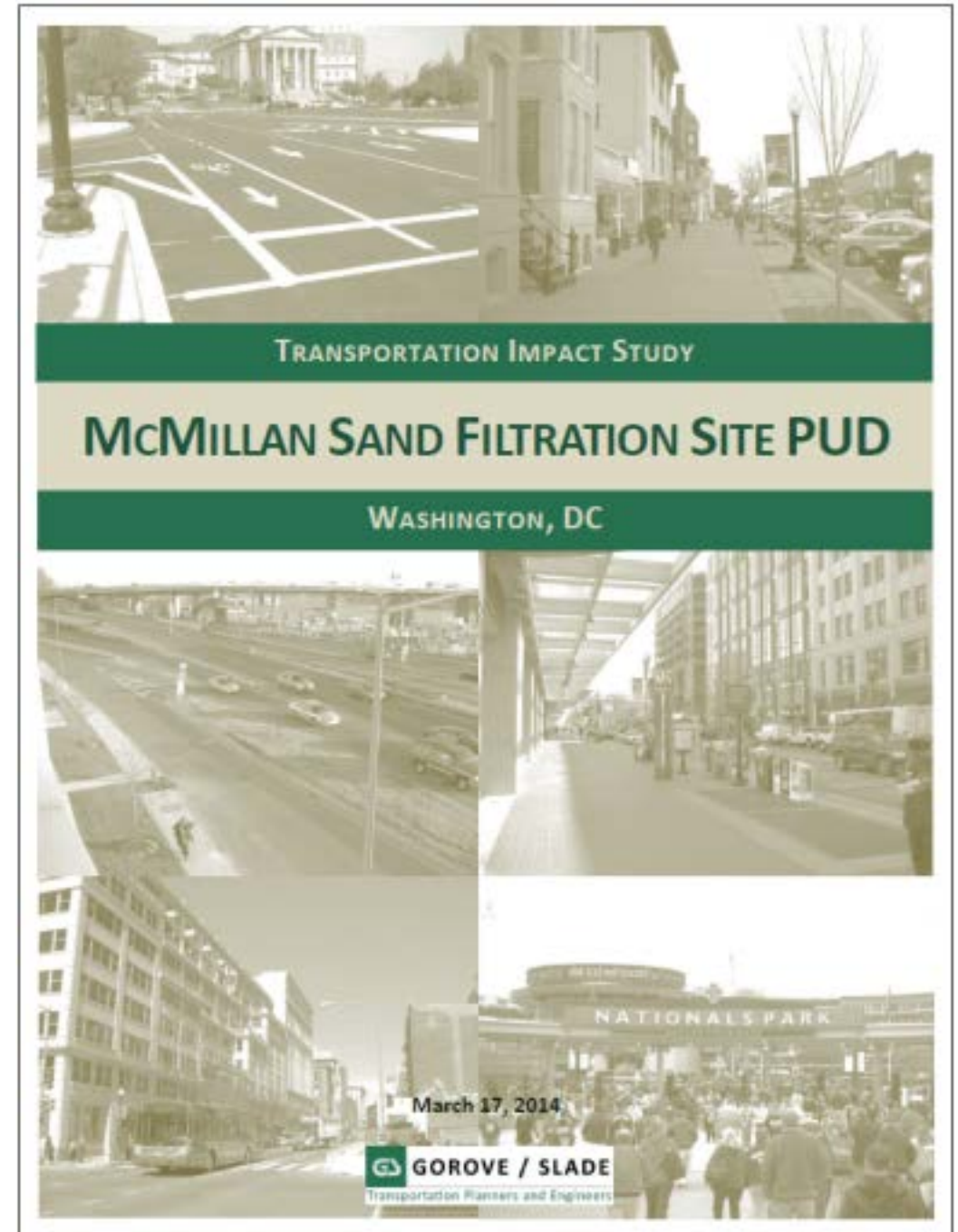


# MCMILLAN ANIMATION



# Transportation Review & Analysis

- Master Plan Review
- Analysis & Impacts
- Mitigations

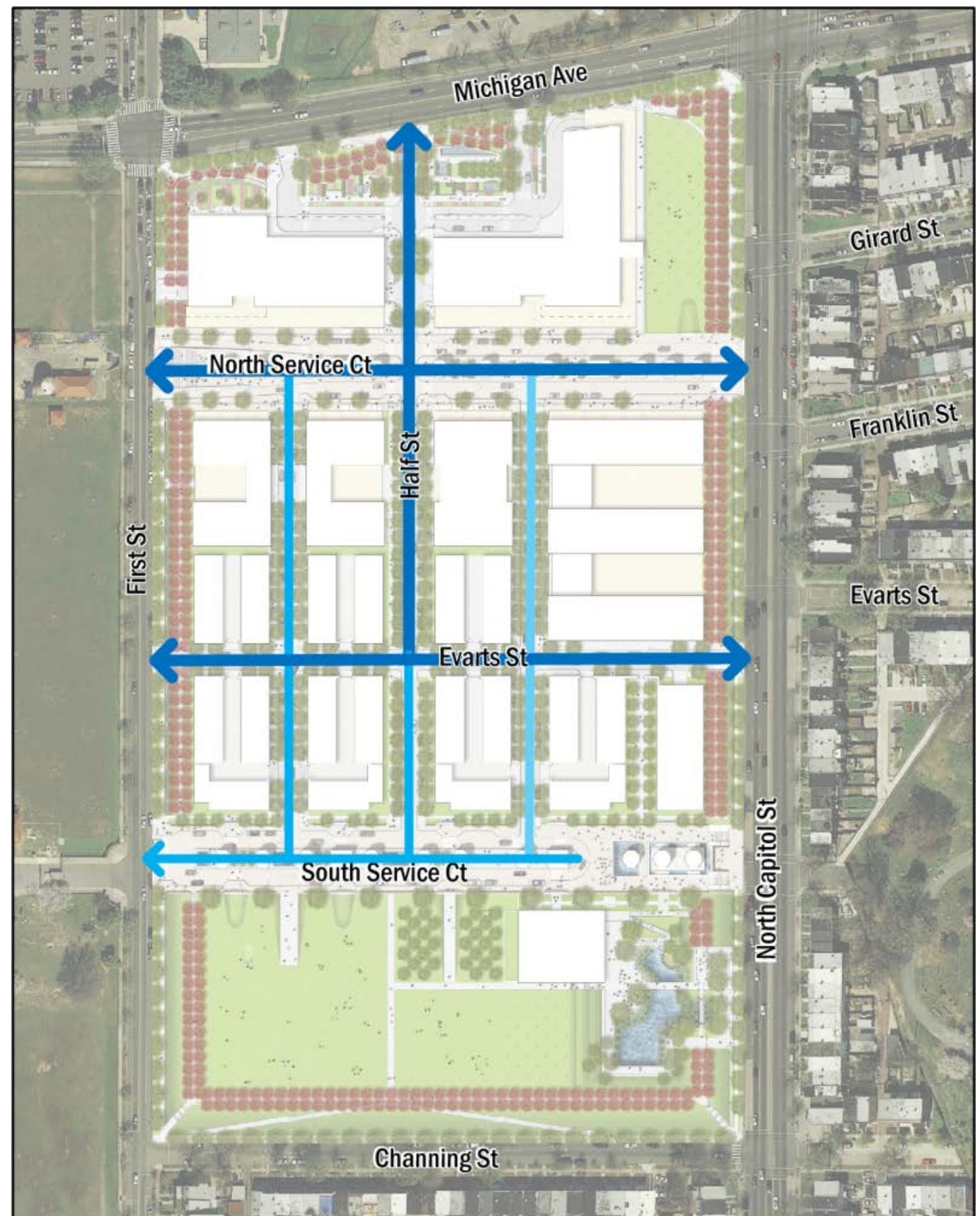




# Master Plan Review

## Proposed Circulation Plan

- Uses historic service courts
- Provides new east-west connections
- Improves neighborhood connectivity
- Direct access to Michigan Avenue





# Master Plan Review

## Existing Super-block Issues

- No left turns from North Capitol to Michigan
- Non-local left turns at Channing
- Encourages traffic *on First* to *stay on First*





# Master Plan Review

## New roads will:

- Provide more options for all modes of travel
- Create a larger network to spread traffic load
- Support new site trips

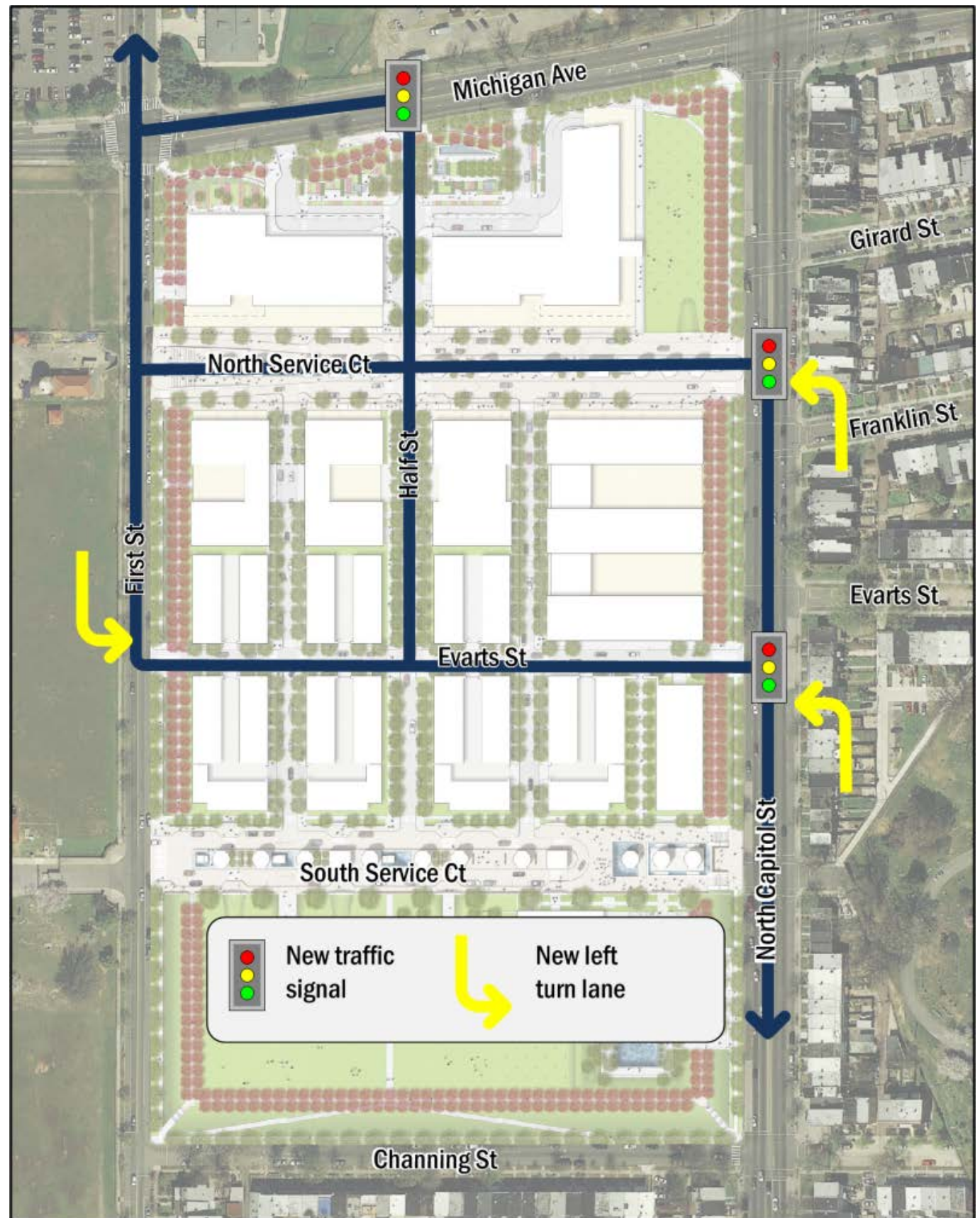




# Master Plan Review

## Encourage new routes:

- Strategic placement of new turn lanes and traffic signals





# Parking

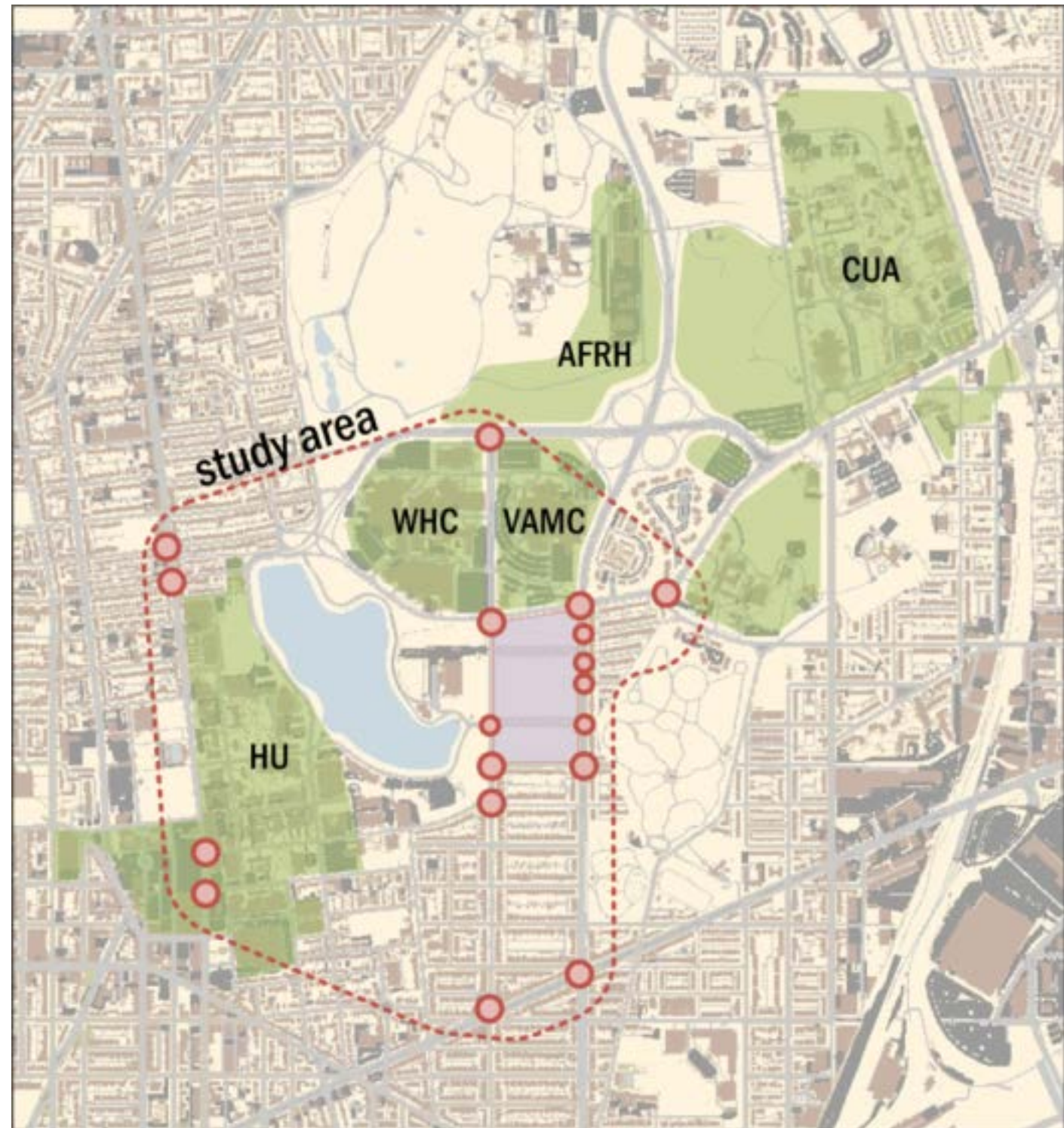
- 2,721 to 3,038 off-street spaces
- Approx. 97 on-street spaces
- Appropriate supply
- 60-67% of suburban standards





# Analysis

- Multi-Modal
- Thoroughly scoped with DDOT
- Includes other planned future development

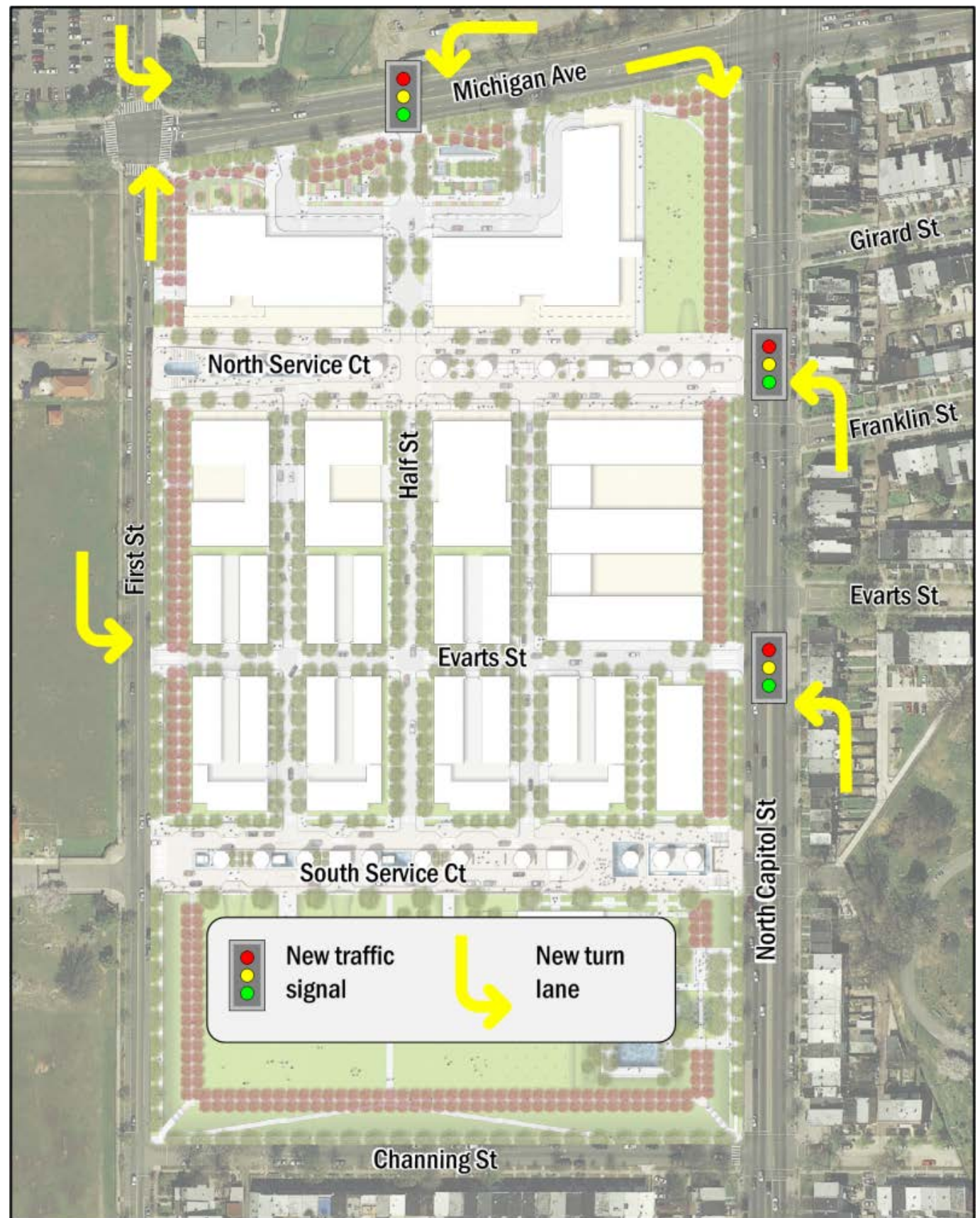




# Roadway Analysis

## Recommendations:

- New traffic signals and retiming some existing signals
- New turn lanes
- Reconfiguration of Michigan Avenue and First Street

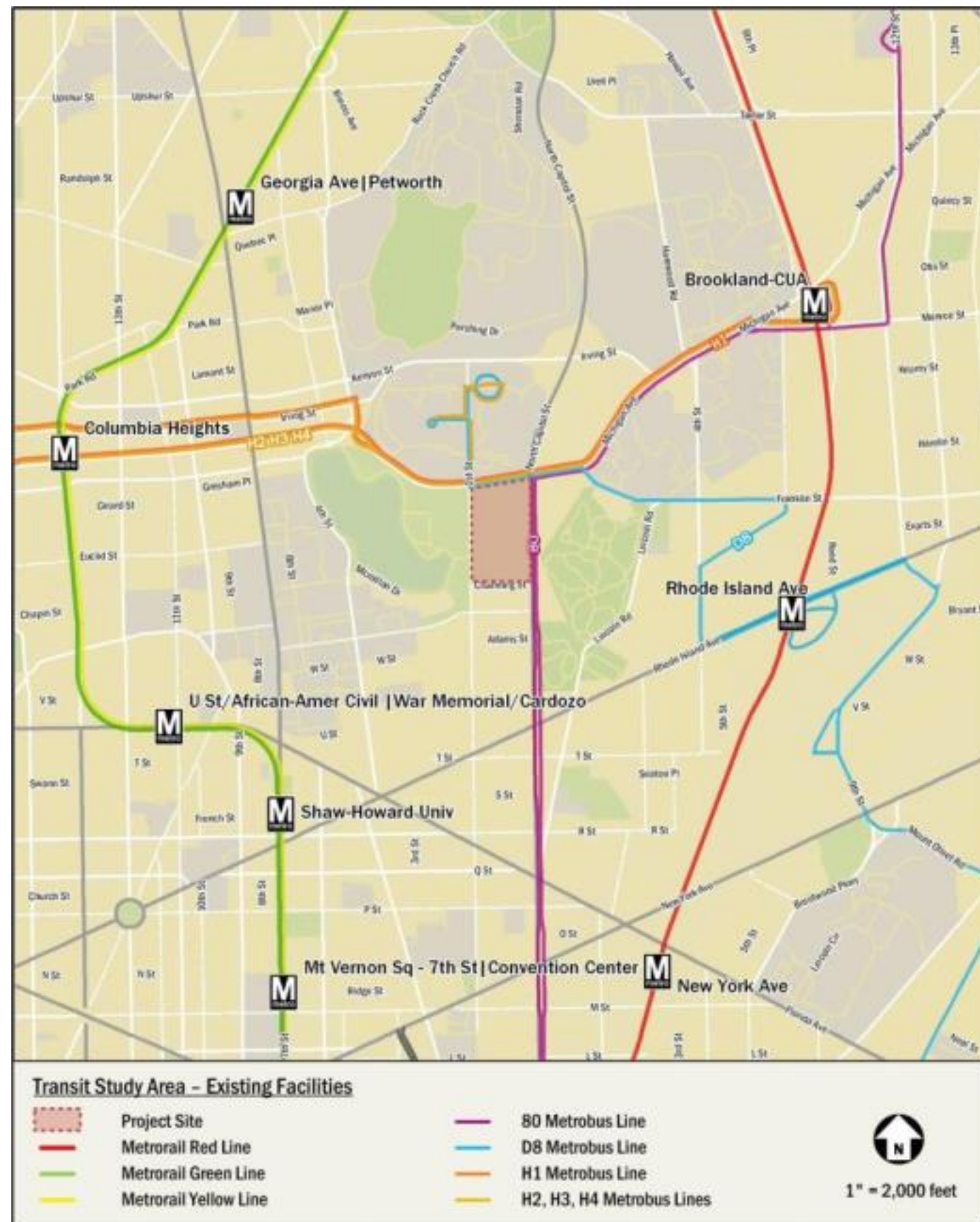




# Transit

## Existing Conditions

- Six Metrobus routes
- Metrorail just over a mile away
- Existing capacity concerns on bus routes

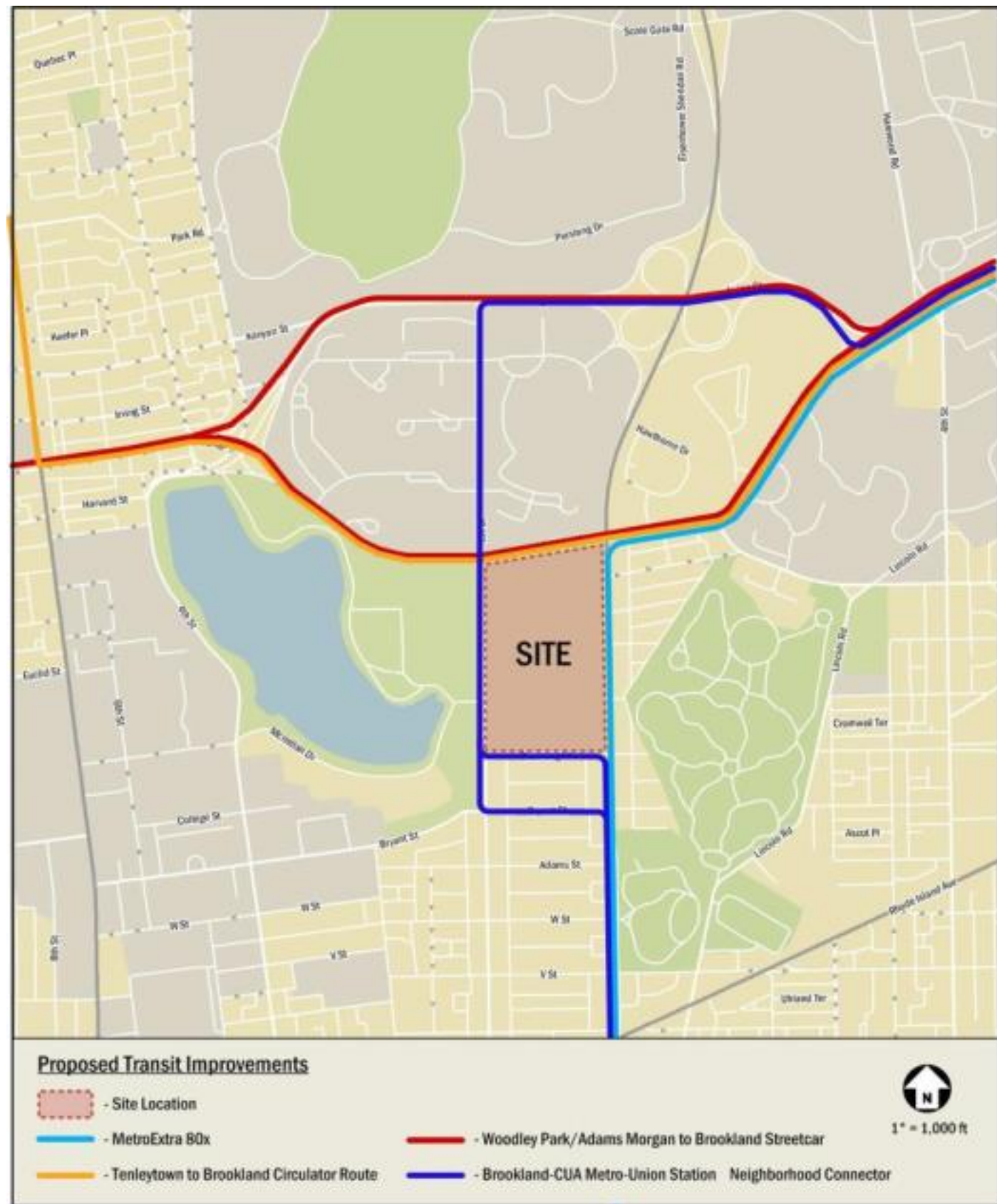




# Transit

## Planned Improvements

- MetroExtra 80x Route
- Neighborhood Connector
- Circulator
- Streetcar

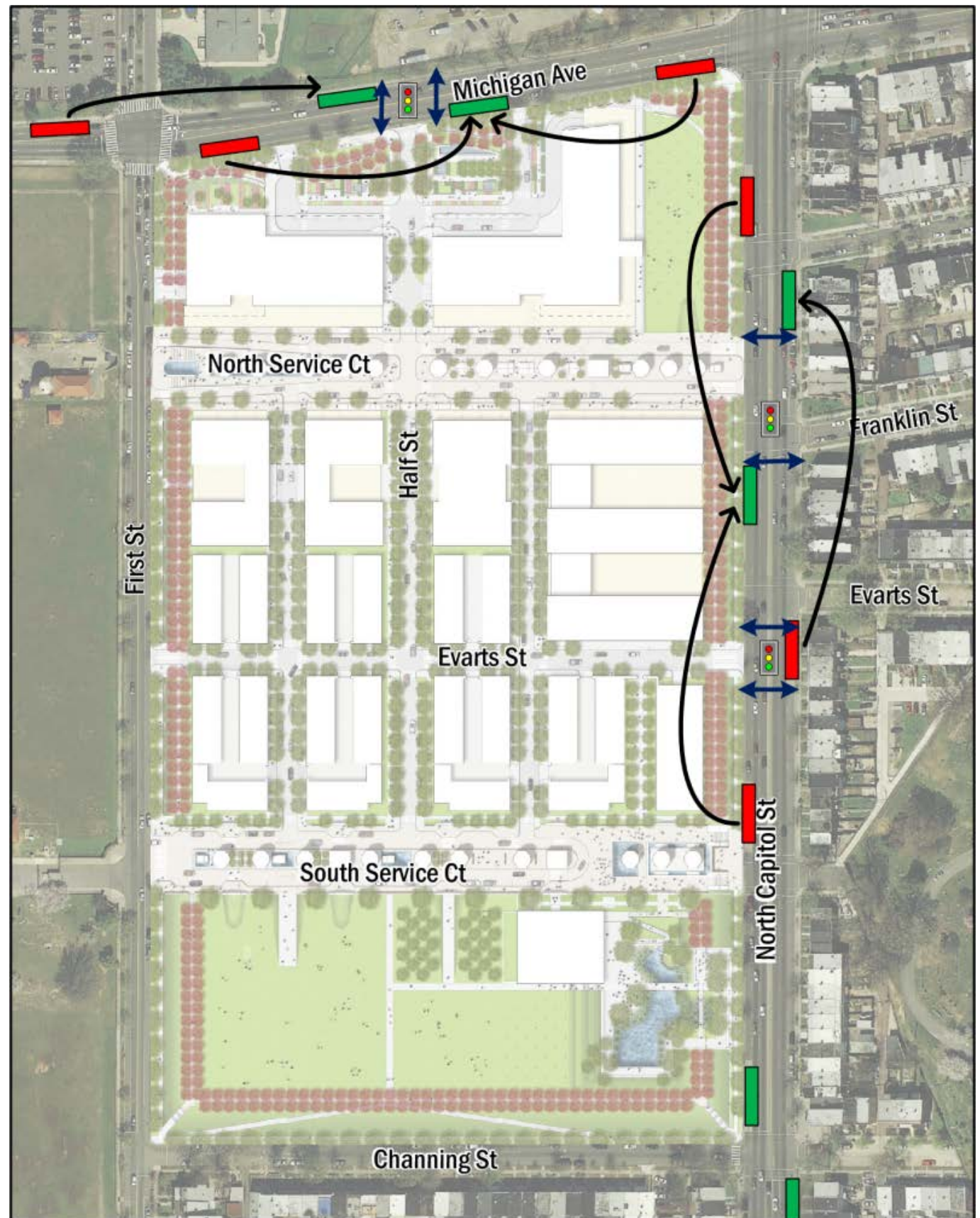




# Transit Opportunities

## Stop Locations

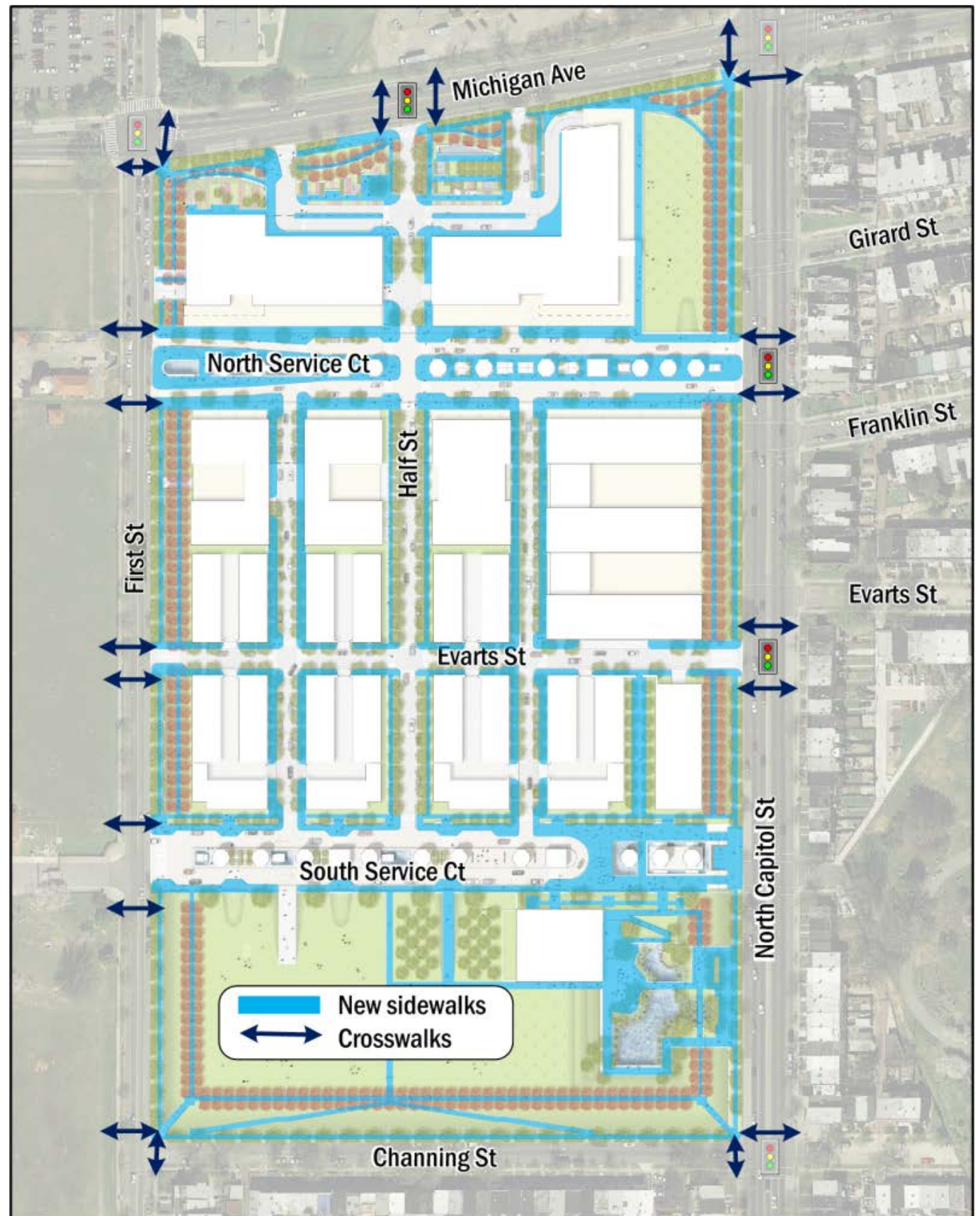
- Take advantage of new crosswalks and signals
- Recommendations start process
- Future coordination with DDOT & WMATA needed





# Pedestrians

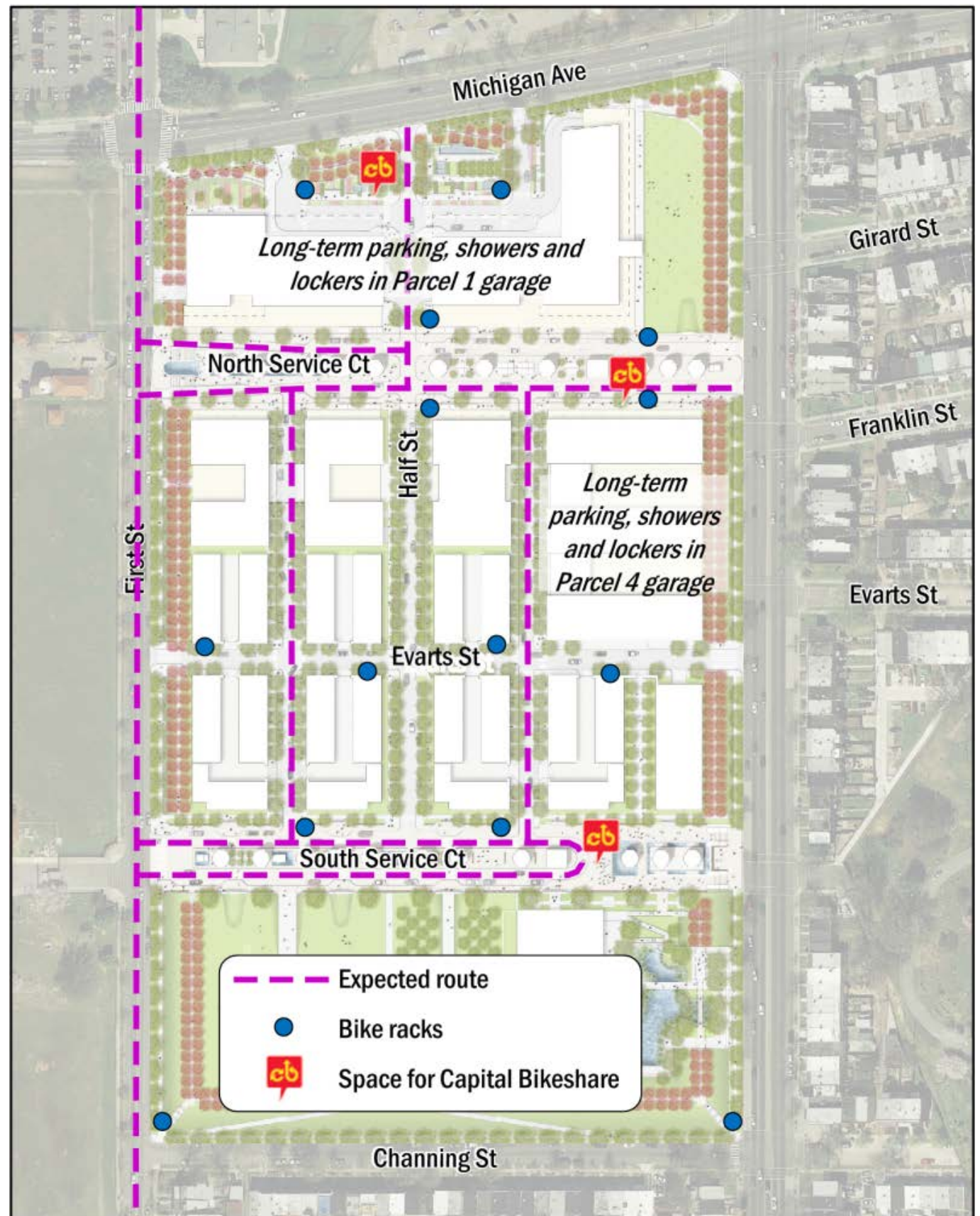
- New/wider sidewalks
- More routes/porosity
- New crosswalks
- New signaled crossings





# Bicycles

- Off-Street Parking
- On-Street Parking
- Capital Bikeshare
- Commuter Facilities (showers & lockers)





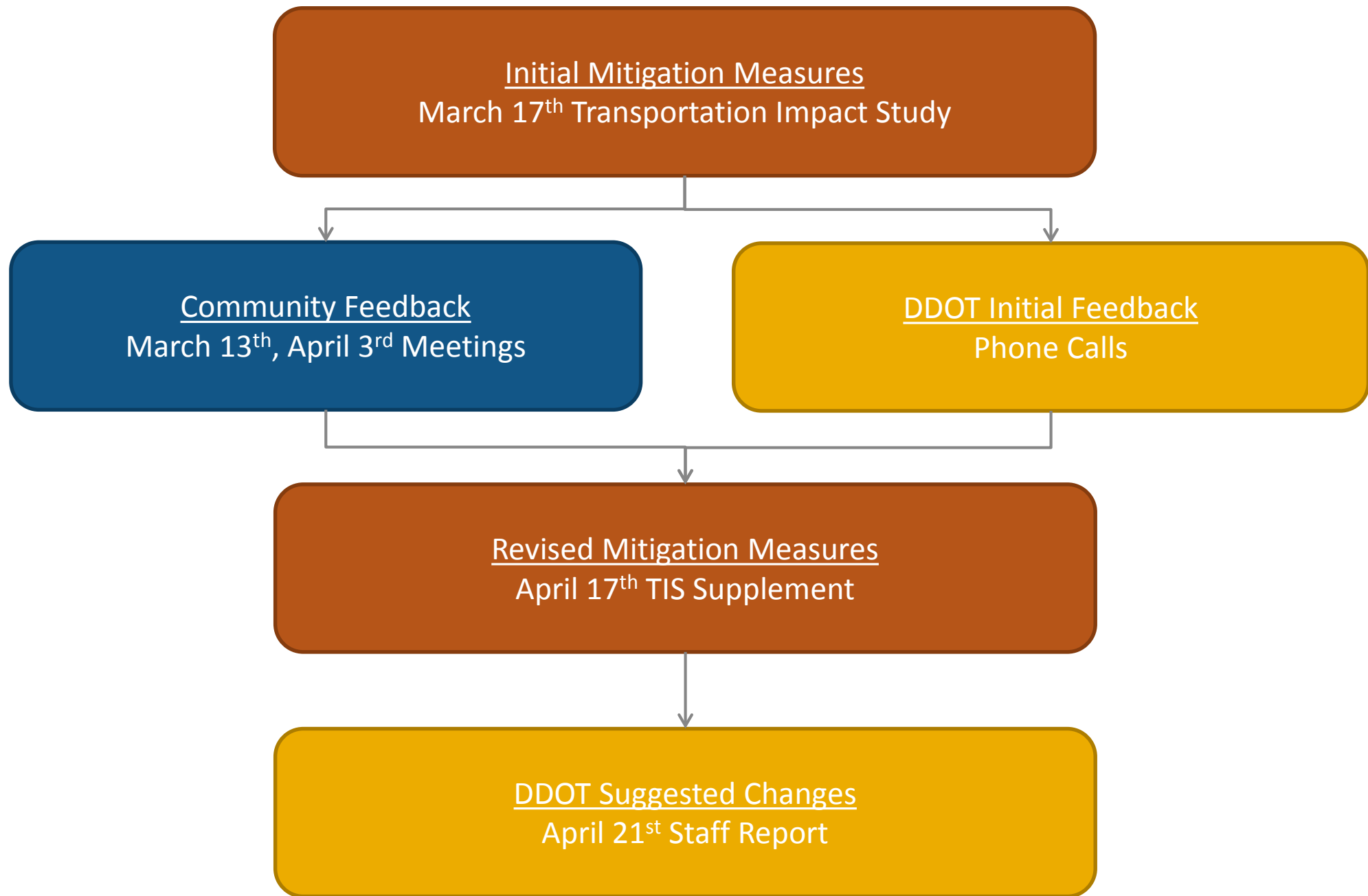
# Minimize new traffic

- Parking priced at market rates
- Residential parking unbundled from leasing costs or purchase prices
- SmartBenefits for employees
- Bicycle parking and showers
- Car-sharing spaces
- Electronic message boards





# Recommendations & Mitigations





# DDOT Staff Report Suggested Changes

- Changes to internal circulation & garage marking/signing to improve egress to the south
- Additional demand management strategies
  - Bikeshare memberships
  - Improved bicycle parking locations
  - Commuter fairs
- Not implement/delay some roadway improvements
- Monitoring program
  - Left turns from North Capitol to project
  - Garage egress



# Final Mitigation Recommendations

- Applicant agrees to all DDOT suggestions in general:
  - Investigating some internal design changes
  - May request changes to monitoring plan
- Applicant looks forward to continued coordination on DDOT on final design details
- **Conclusion:** PUD will not have a detrimental impact on nearby transportation network as long as mitigation measures are implemented