

THE PROJECT

5TH STREET INTERIM

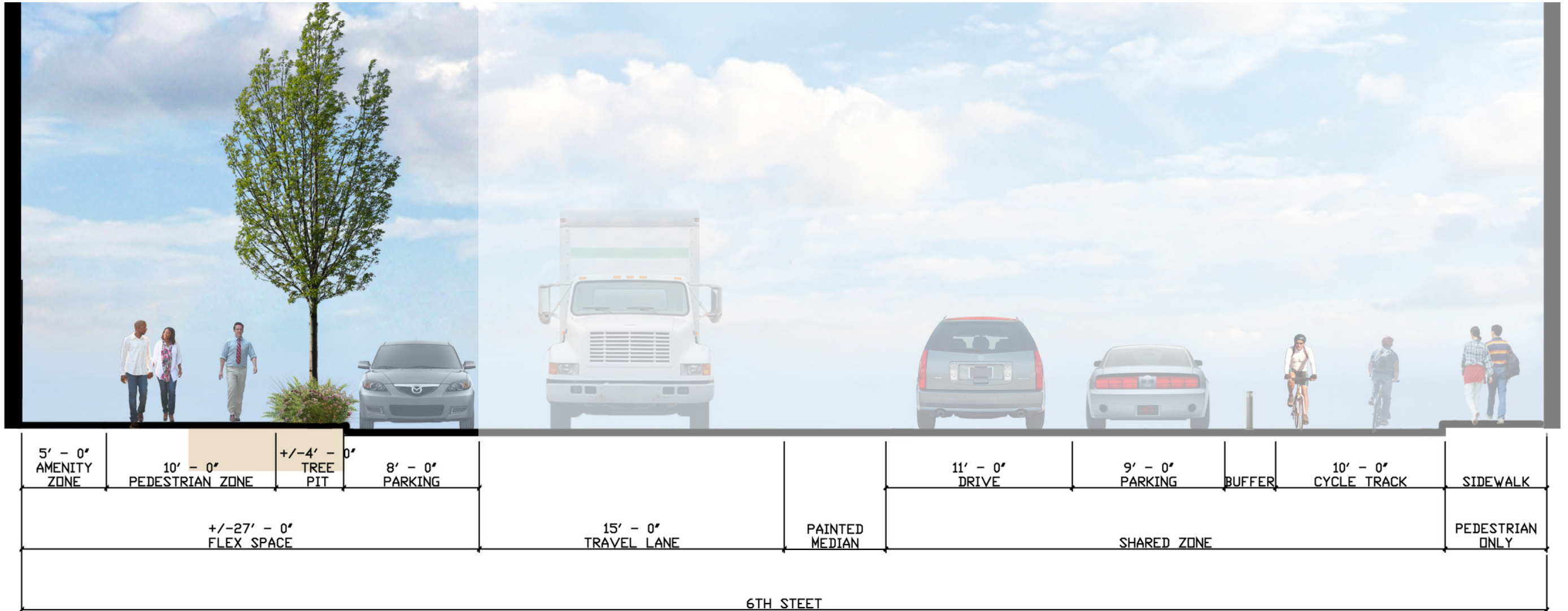
1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3
(REVISED 2014 DECEMBER 16)

LANDSCAPE - 5TH STREET NE SECTION - 100' R.O.W.

L2

THE PROJECT



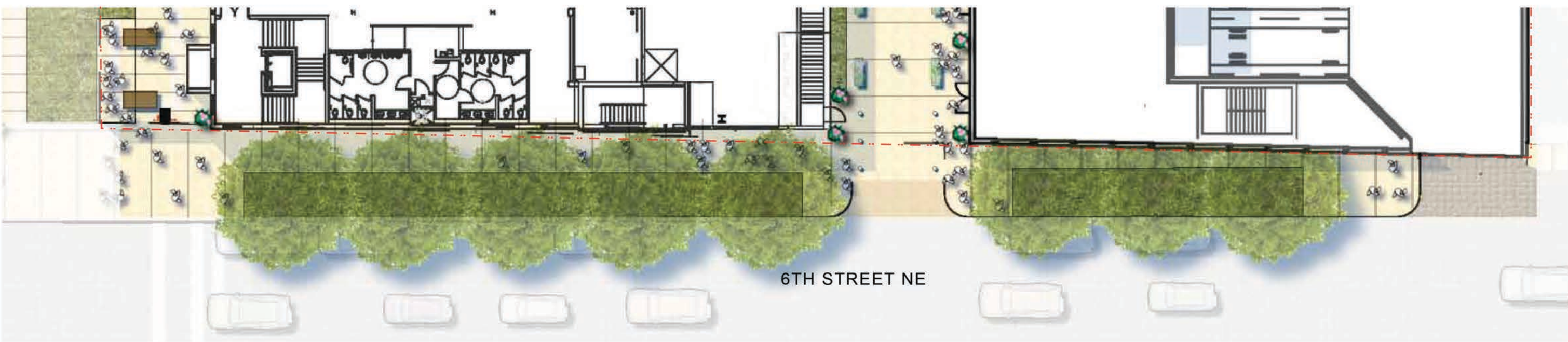
6TH STREET INTERIM

1309 - 1329 5TH STREET NE WASHINGTON, DC

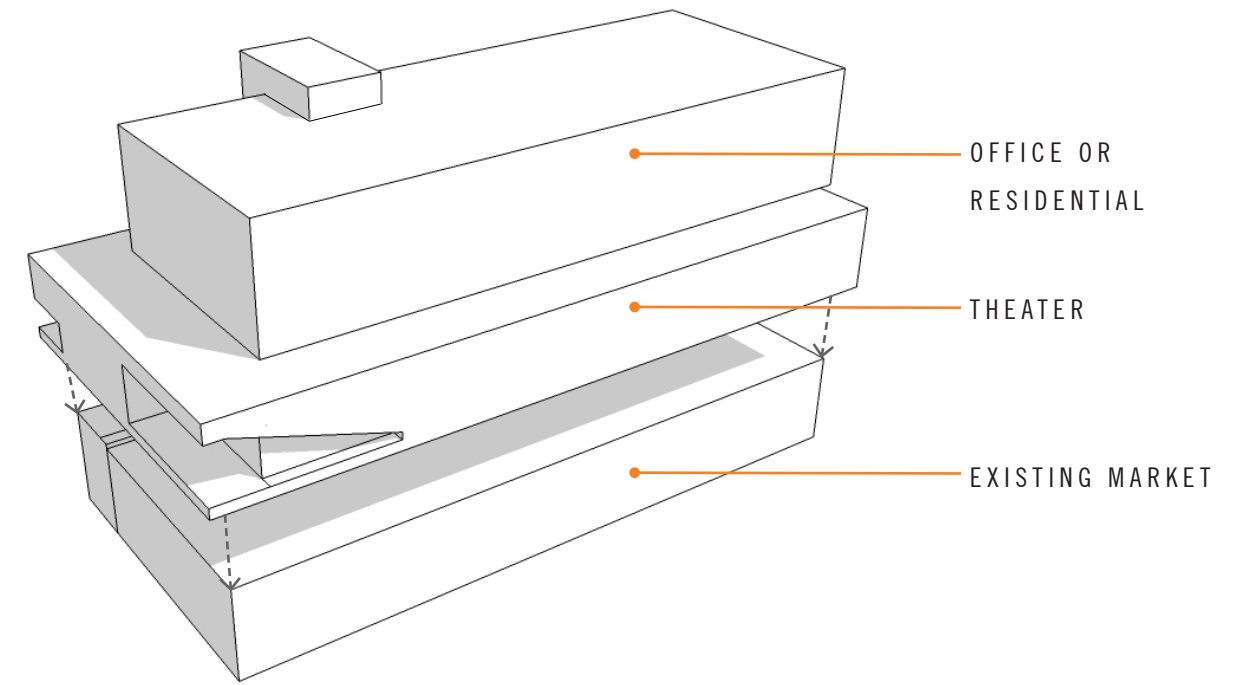
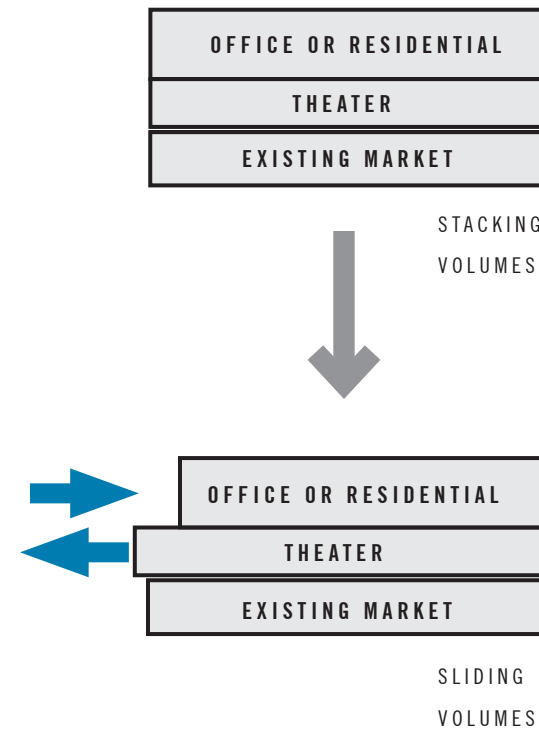
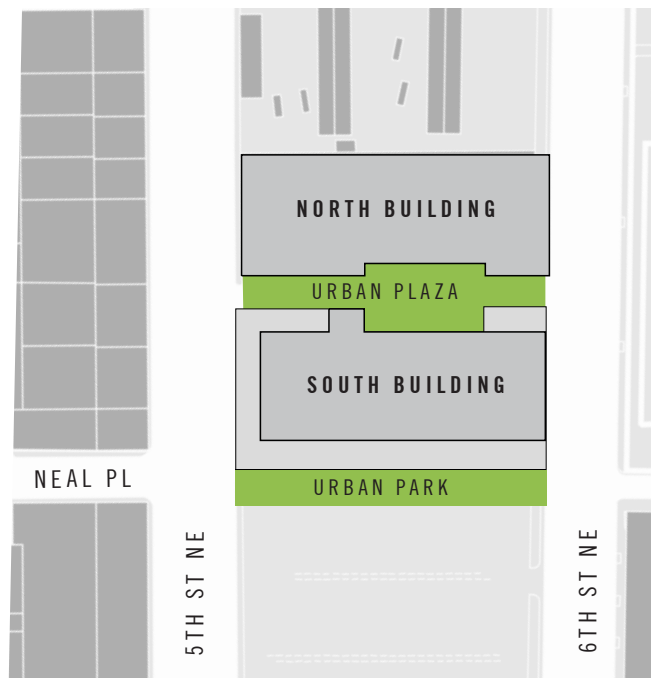
PUD SUBMISSION 2014 JULY 3
(REVISED 2014 DECEMBER 16)

LANDSCAPE - 6TH STREET NE SECTION - 90' R.O.W.

L3







URBAN DESIGN PRINCIPLES

THE PROJECT DESIGN GOALS RELATING TO URBAN DESIGN INCLUDE THE FOLLOWING:

- A FOCUS ON TWO PUBLIC REALMS OF 5TH AND 6TH STREETS THROUGH ENHANCED STREETScape AS PART OF THE OPEN SPACE SYSTEM, EXPANDED SIDEWALK AREAS THAT ARE FLEXIBLE OUTDOOR ROOMS FOR THE NEIGHBORHOOD, AND ACCESSIBILITY FOR A WIDE RANGE OF USERS.
- CREATE A NEW OPEN, ACTIVATED PLAZA IN BETWEEN THE TWO PHASES, EMPHASIZING THE PUBLIC REALM THROUGH RETAIL USES AND OPEN SPACE ACTIVITY.
- STRENGTHEN CONNECTIONS TO OTHER NEIGHBORHOODS AND CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT THROUGH STREETScape IMPROVEMENTS AND VISUAL LINKS TO THE SURROUNDING COMMUNITY, WHILE CREATING A UNIQUE SENSE OF PLACE BUILT ON THE EXISTING MARKET NEIGHBORHOOD CHARACTER AND HISTORY.

BUILDING CONCEPT AND MASSING

THE BUILDING DESIGN IS UNIQUE TO THIS SITE BECAUSE OF THE INTRODUCTION OF NEW PROGRAM TO THE EXISTING MARKET BUILDING. THIS CONCEPT IS A JUXTAPOSITION OF THREE PROGRAMMATIC ELEMENTS ON ONE SITE AND IS BASED ON THE FOLLOWING PRINCIPLES:

- A FOCUS ON THE PUBLIC REALM AND STREETScape THROUGH THE CREATION OF ACTIVE PLAZAS; ONE PLAZA BEING AN INTIMATE, INVITING SPACE FOR EVENTS AND ACTIVITY WITH RETAIL FRONTAGE, THE OTHER PLAZA BEING AN OPEN, ACTIVATED SPACE CONNECTING TO NEAL PLACE.
- CELEBRATION OF THREE DISTINCTLY DIFFERENT PROGRAM ELEMENTS BY "SLIDING" THE VOLUMES.
- THREE DISTINCT FACADE DESIGNS AND "TEXTURES", FURTHERMORE DIFFERENTIATING THE DISTINCT PROGRAMS.