

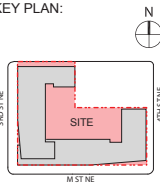


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
JUNE 19, 2015

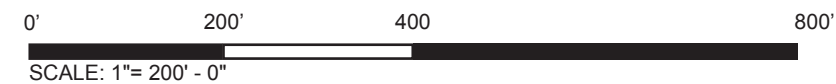
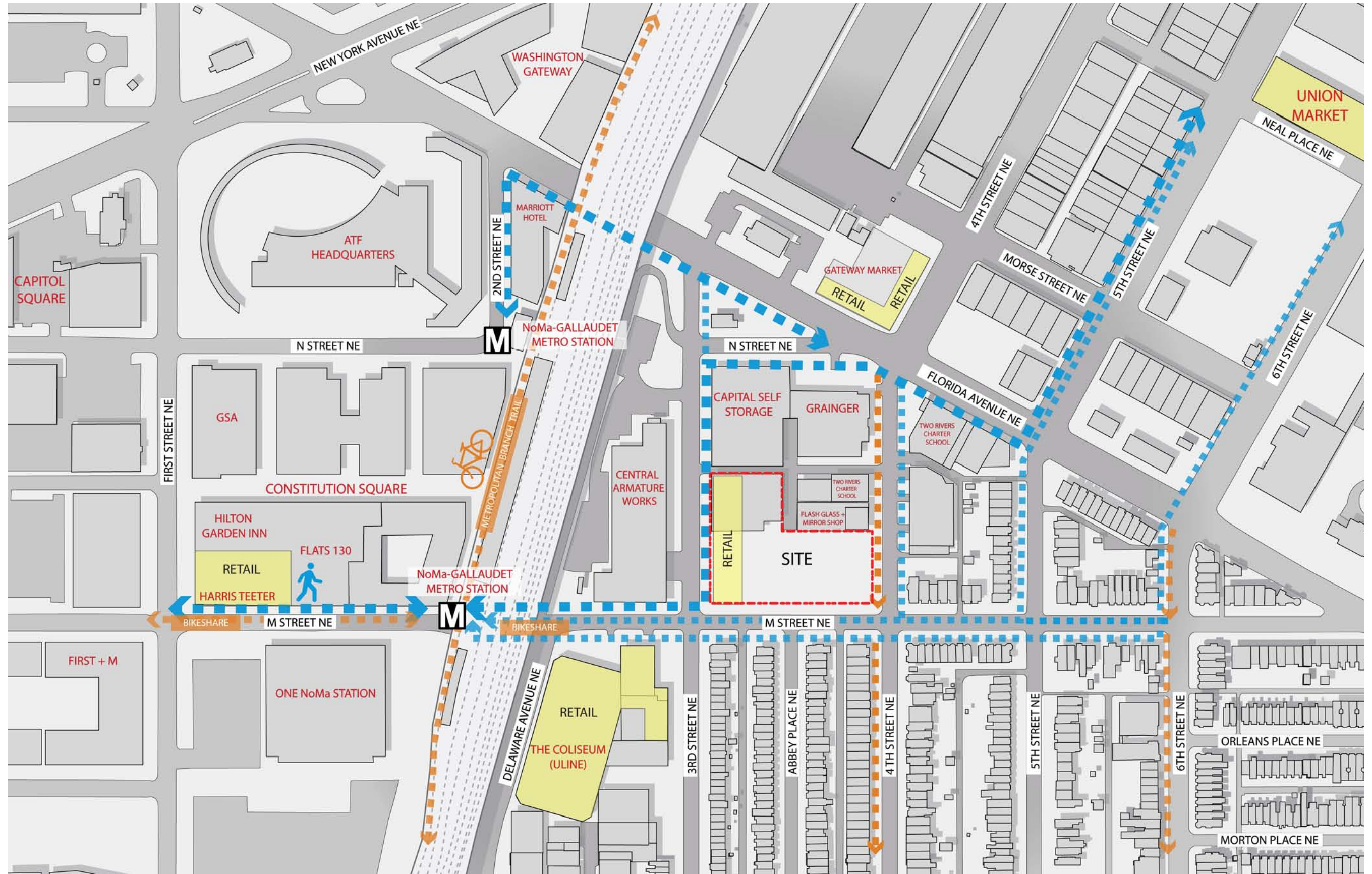
CONSOLIDATED PUD
APPLICATION

TITLE:

PEDESTRIAN &
BIKE PATHS

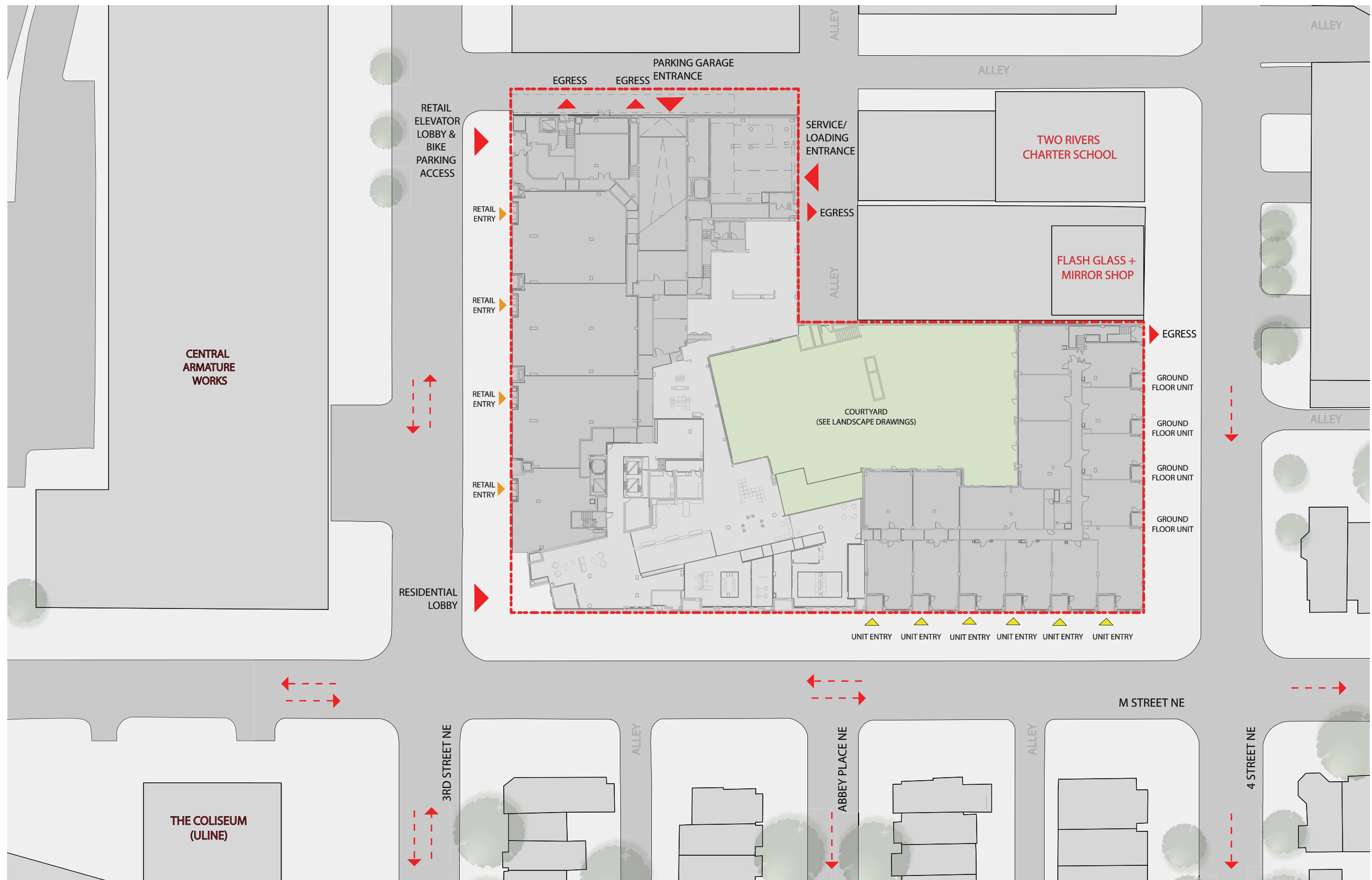
NUMBER:

A-09



← - - - → PEDESTRIAN PATH
← - - - → BIKE PATH

PEDESTRIAN & BIKE PATHS
ZONING COMMISSION
District of Columbia
CASE NO.14-19
EXHIBIT NO.23A3



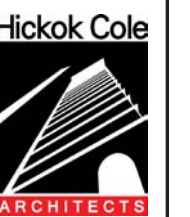
ARCHITECTURAL BLOCK PLAN

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

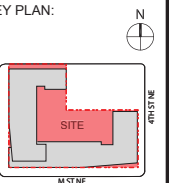


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Square 772 : Washington DC 20002



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JUNE 19, 2015

CONSOLIDATED PUD
APPLICATION

TITLE:

ARCHITECTURAL
BLOCK PLAN

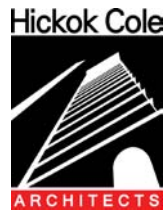
NUMBER:

A-10

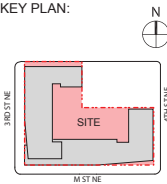


300 M

Square 772 : Washington DC 20002



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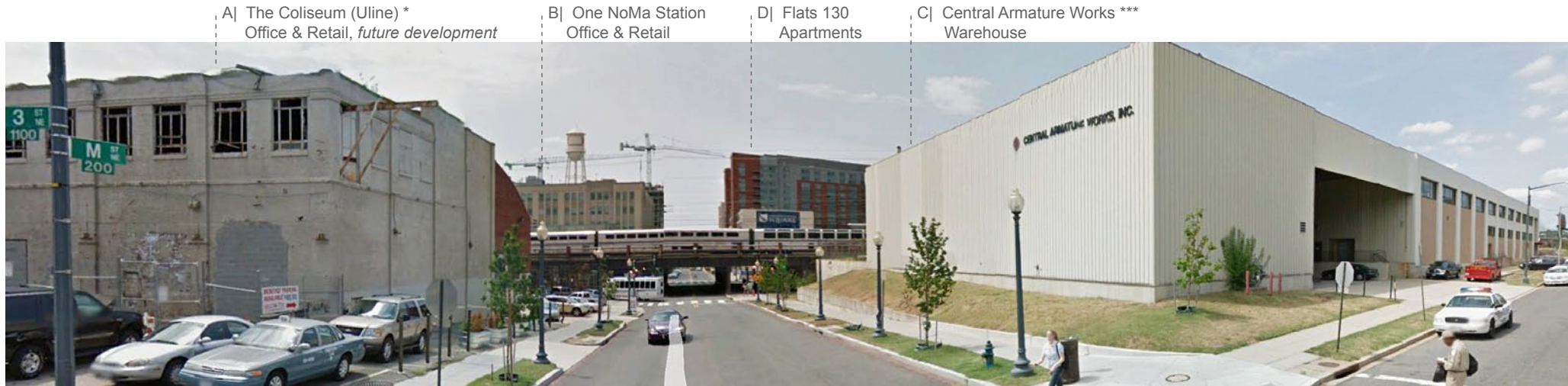
CONSOLIDATED PUD
APPLICATION

TITLE:

CONTEXTUAL
IMAGES

NUMBER:

A-11

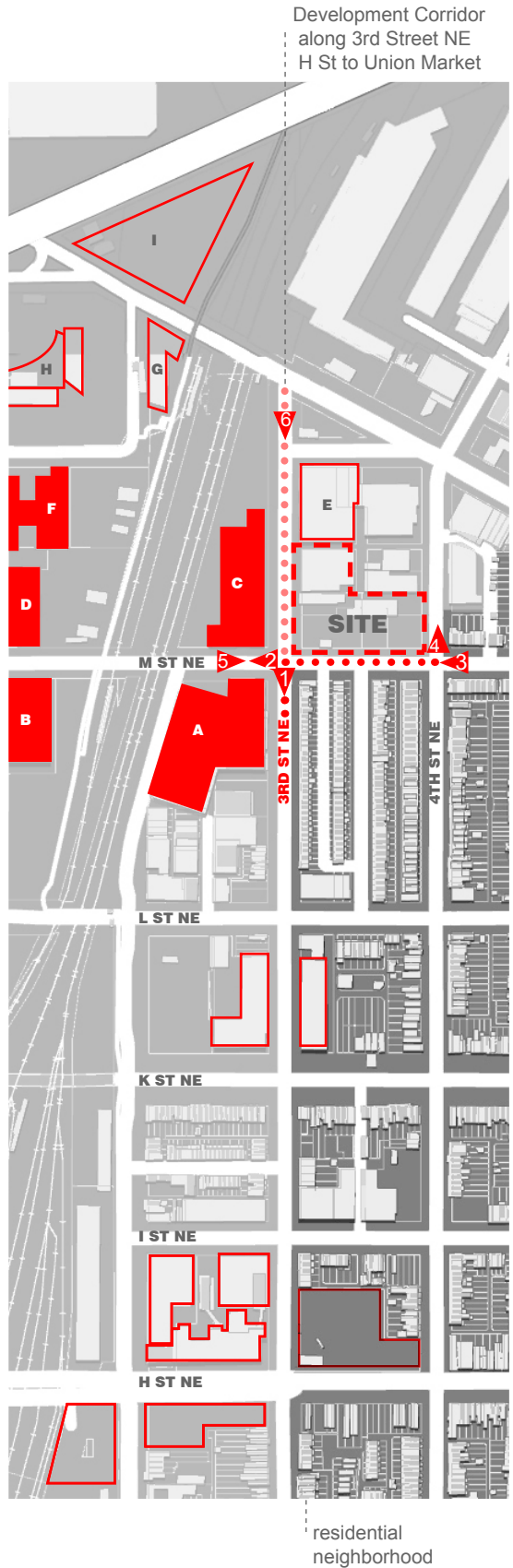


*The Coliseum (Uline) is a projected development that falls under C-M-1 zoning and has a by-right height of 40'

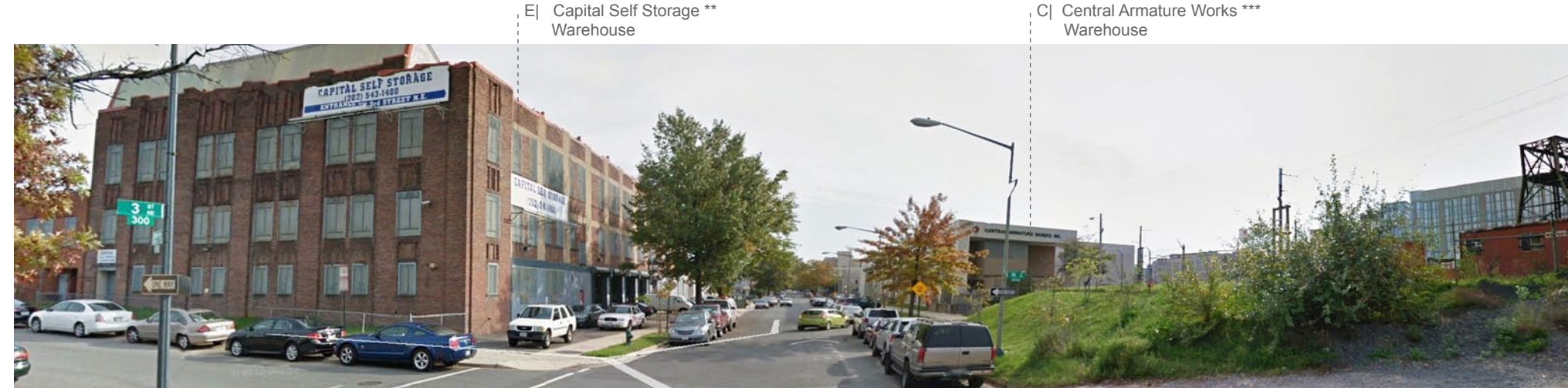
**Capital Self Storage falls under C-M-1 zoning and has a by-right height of 40'

***Central Armature Works falls under C-M-3 zoning and has a by-right height of 90'

* IMAGES OBTAINED FROM GOOGLE MAPS

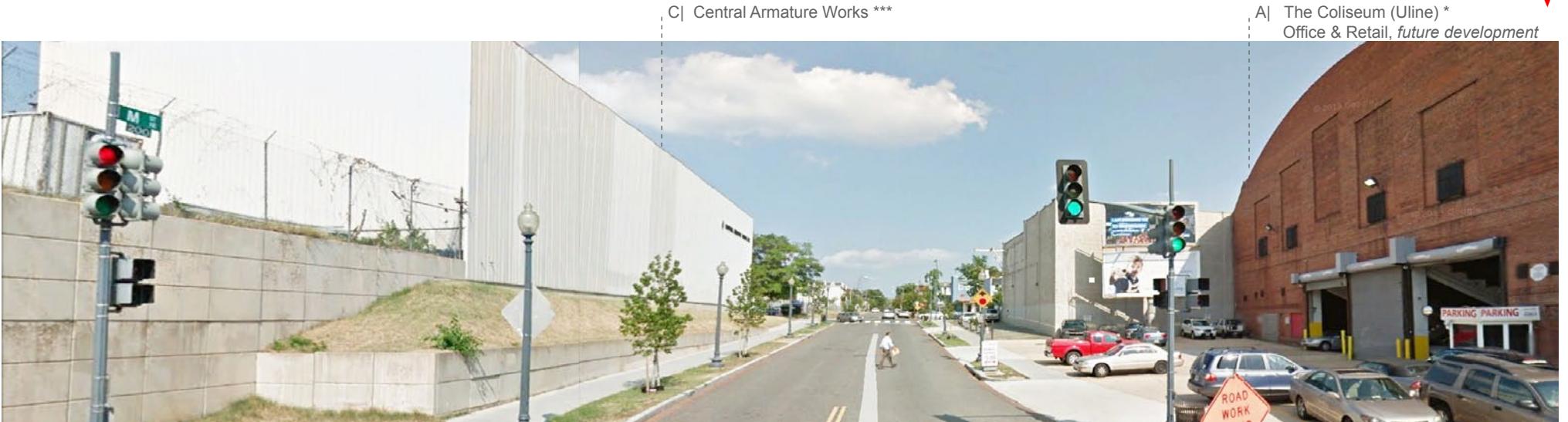


CONTEXT PHOTOS | SITE



E| Capital Self Storage **
Warehouse

C| Central Armature Works ***
Warehouse

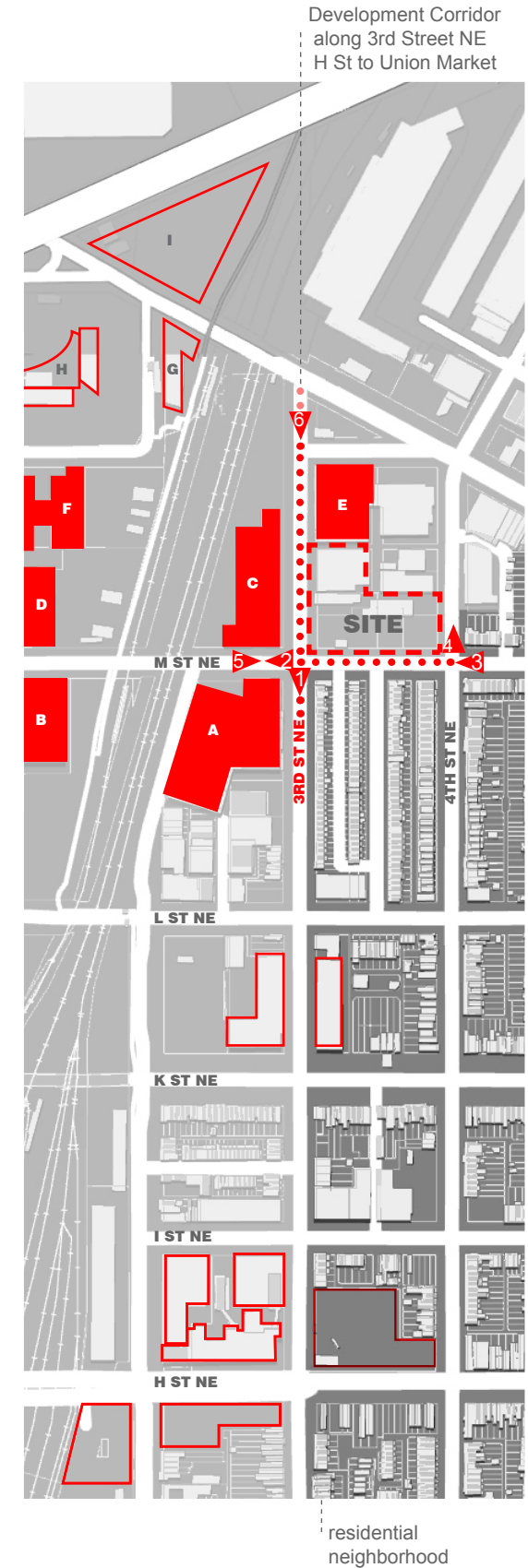


C| Central Armature Works ***

A| The Coliseum (Uline) *
Office & Retail, *future development*



* IMAGES OBTAINED FROM GOOGLE MAPS



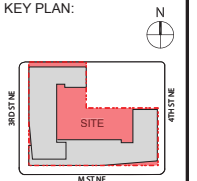
Development Corridor
along 3rd Street NE
H St to Union Market

residential
neighborhood



300 M

Square 772 : Washington DC 20002



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CONSOLIDATED PUD
APPLICATION

TITLE:

CONTEXTUAL
IMAGES

NUMBER:

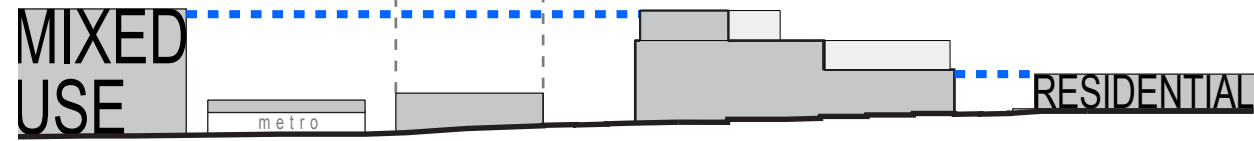
A-12

*The Coliseum (Uline) is a projected development that falls under C-M-1 zoning and has a by-right height of 40'

**Capital Self Storage falls under C-M-1 zoning and has a by-right height of 40'

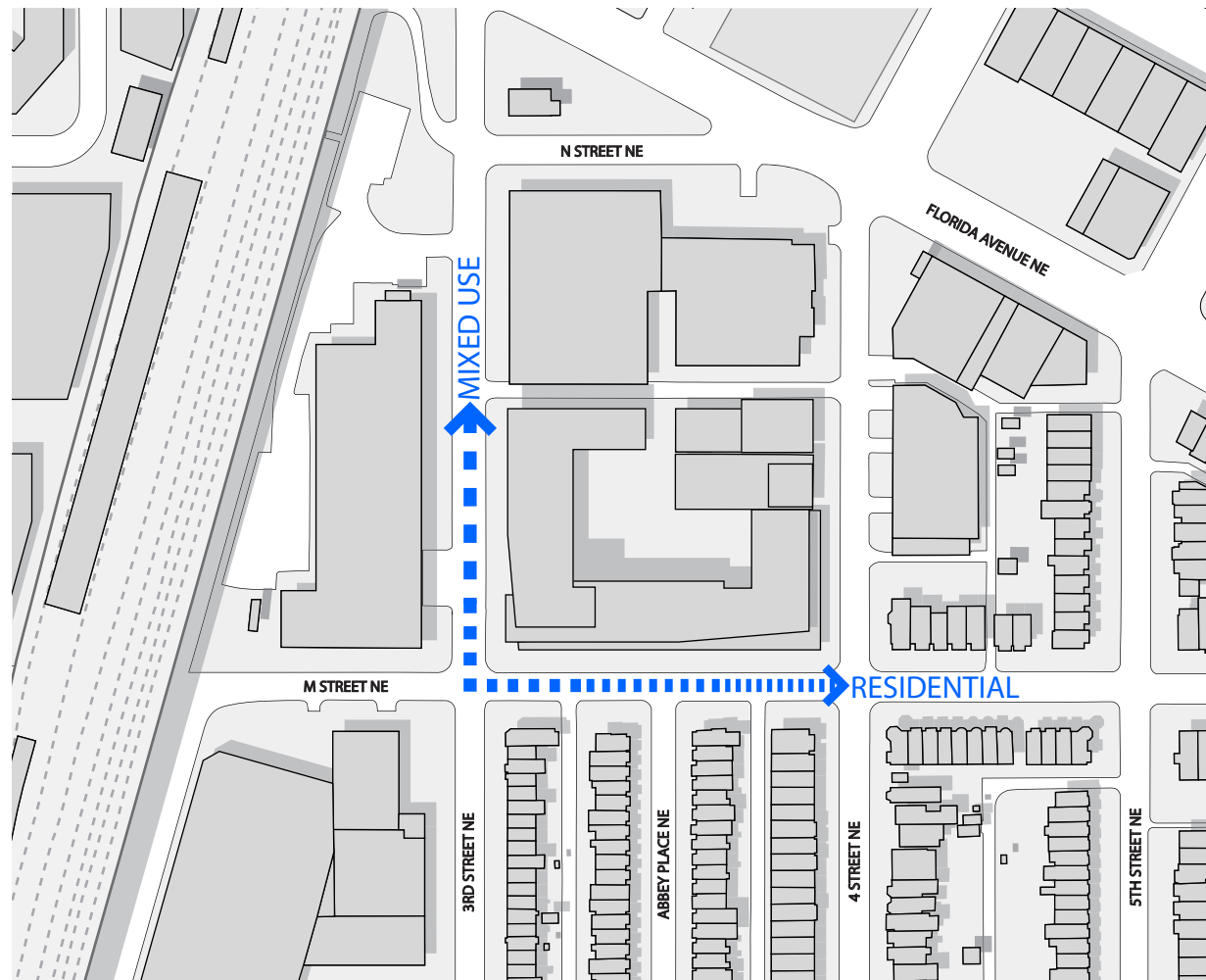
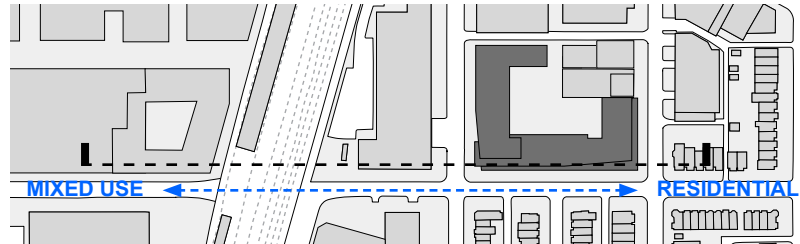
***Central Armature Works falls under C-M-3 zoning and has a by-right height of 90'

CONTEXT PHOTOS | SITE



MASSING STEPS TO RELATE TO RESIDENTIAL CONTEXT

Building steps down from the mixed-use scale to the residential scale by stepping down toward the East to relate to the residential context.



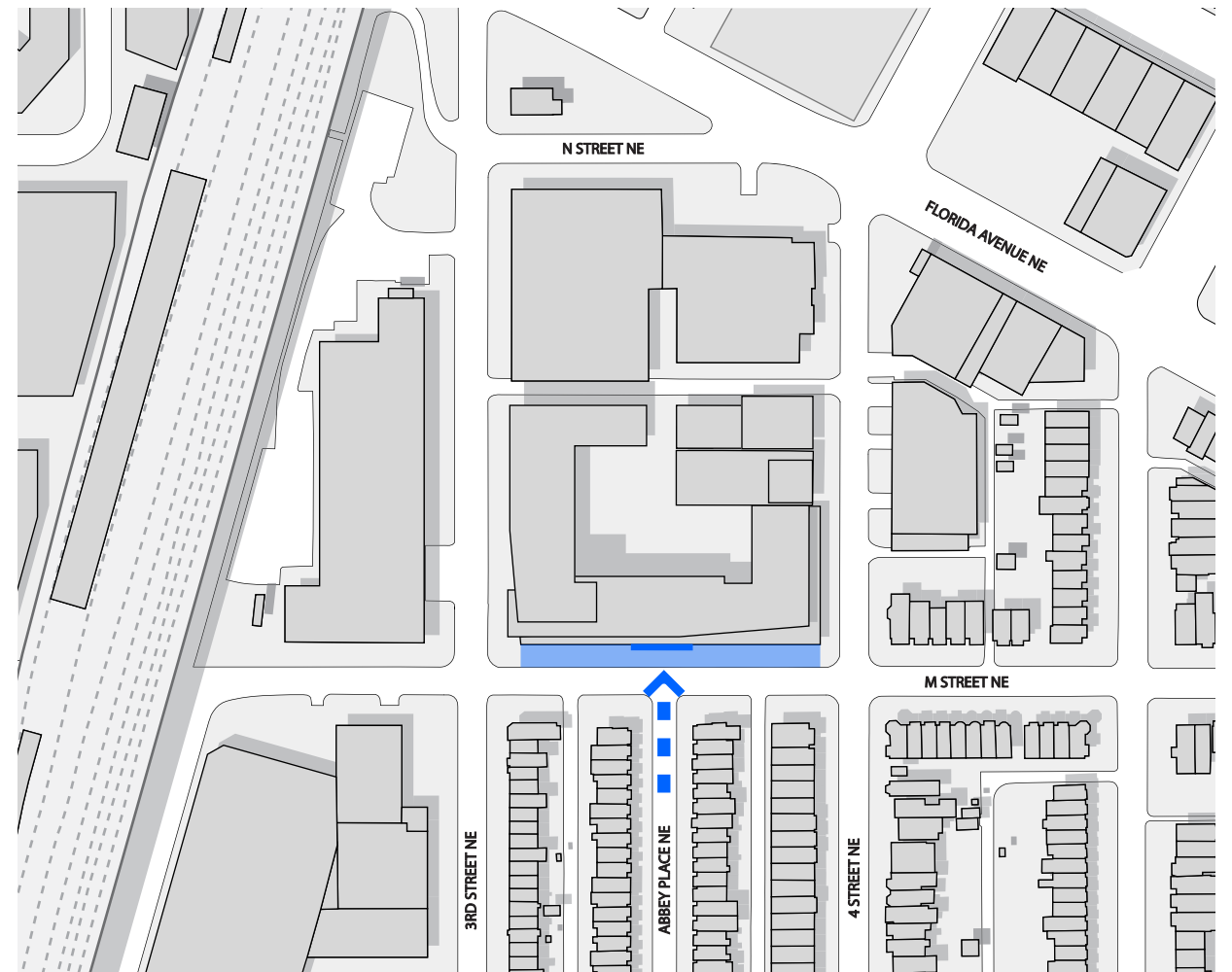
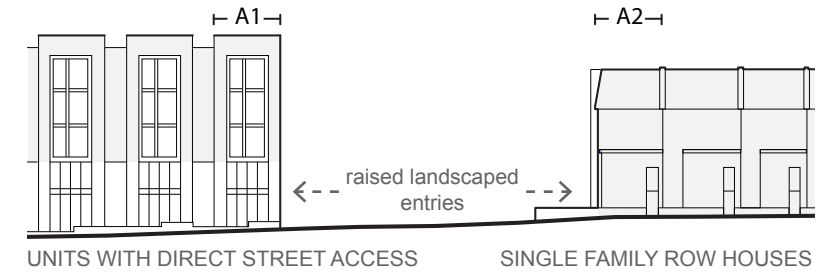
3 GROUND FLOOR TRANSITIONS FROM MIXED-USE TO RESIDENTIAL

Building program, massing, and facade modulate between NW corner and SW corner in order to contextually transition from public program to residences.

2 BUILDING FORM RELATES TO RESIDENTIAL CONTEXT

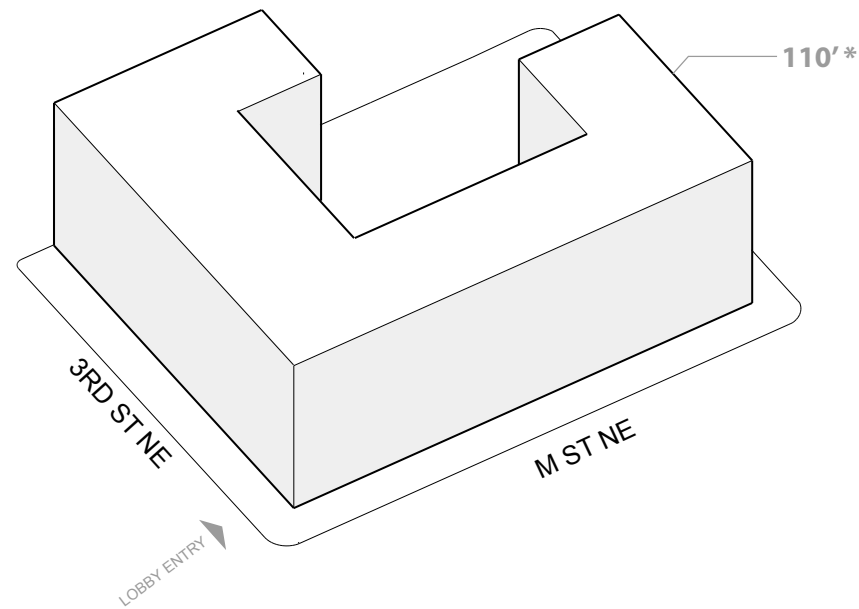
Massing incorporates units with direct street entries to relate to the raised yards and porches of nearby row houses.

Steps are required to provide walk-up access due to grade changes along M and 4th Streets NE. Landscaping is incorporated into these steps to relate to the existing raised landscaped entries of the surrounding residential context.



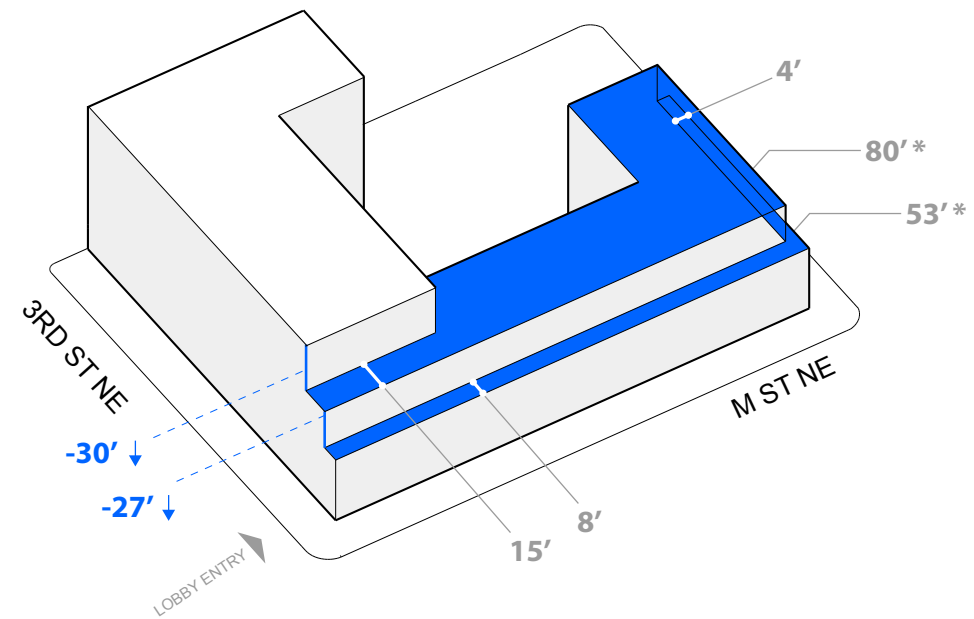
4 VISUAL ANCHOR AT ABBEY PLACE & GREEN STREETSCAPE ON M ST NE

Landscaping and architectural gestures create a visual anchor that relates to Abbey Place. A green streetscape along M St NE is designed to serve the neighborhood.



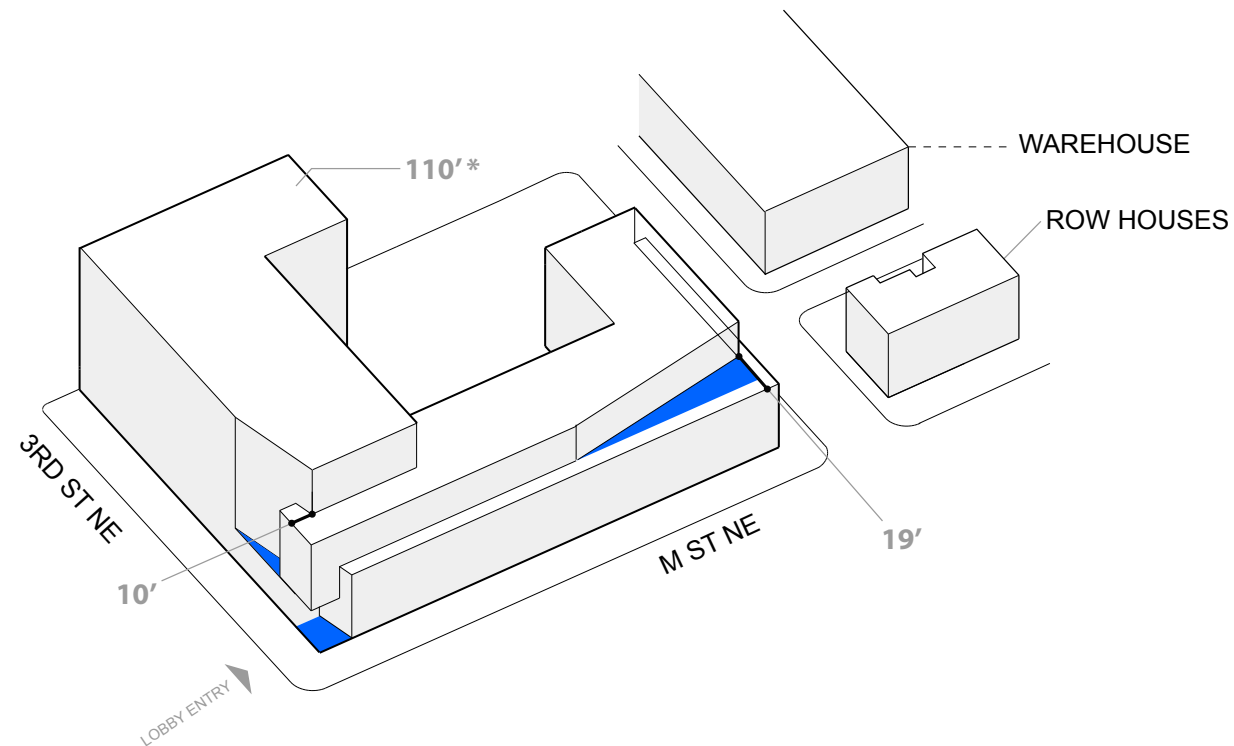
1 BUILDING AT A UNIFORM 110' HEIGHT

Project proposes C-3-C PUD with a height of 110' max. This would allow massing to be carved away along M ST NE and 4th ST NE and be displaced to 3rd ST NE



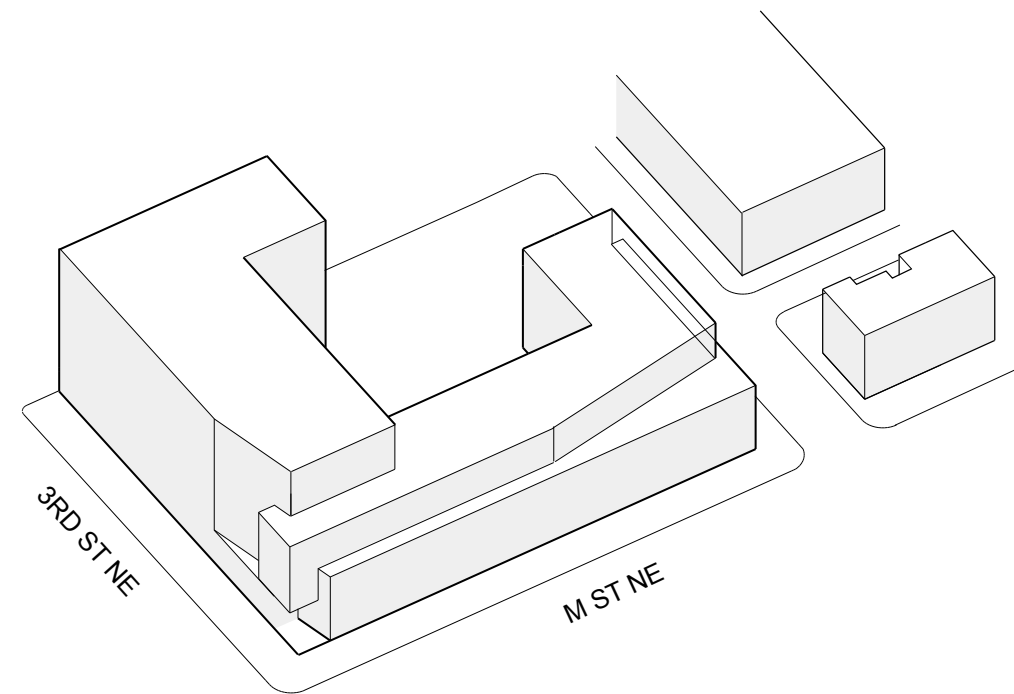
2 REDUCE HEIGHT ALONG M ST NE & 4TH ST NE

Remove volume along residential edge to the south



3 ANGLE BACK ON 3RD, M & 4TH ST NE

3rd ST NE and M ST NE massings angle back to further relate to residential scale



*NOTE: All heights are measured from the project measuring point. The measuring point is at the elevation 66.69'. It is located at the center of the property line on 4th St NE at the top of the curb.

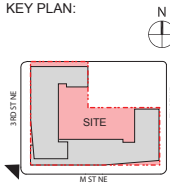


300 M

Square 772 : Washington DC 20002



KEY PLAN:

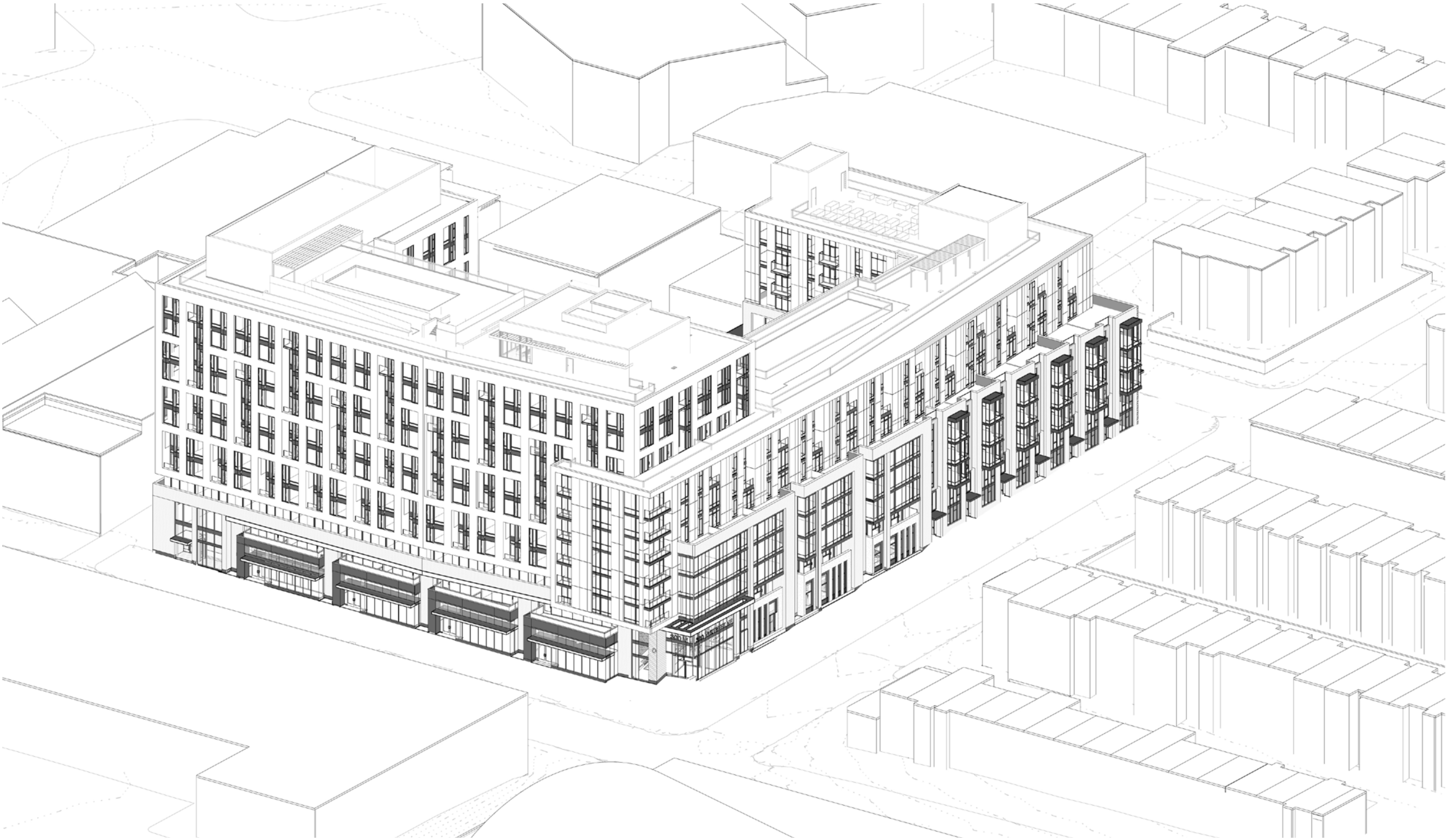


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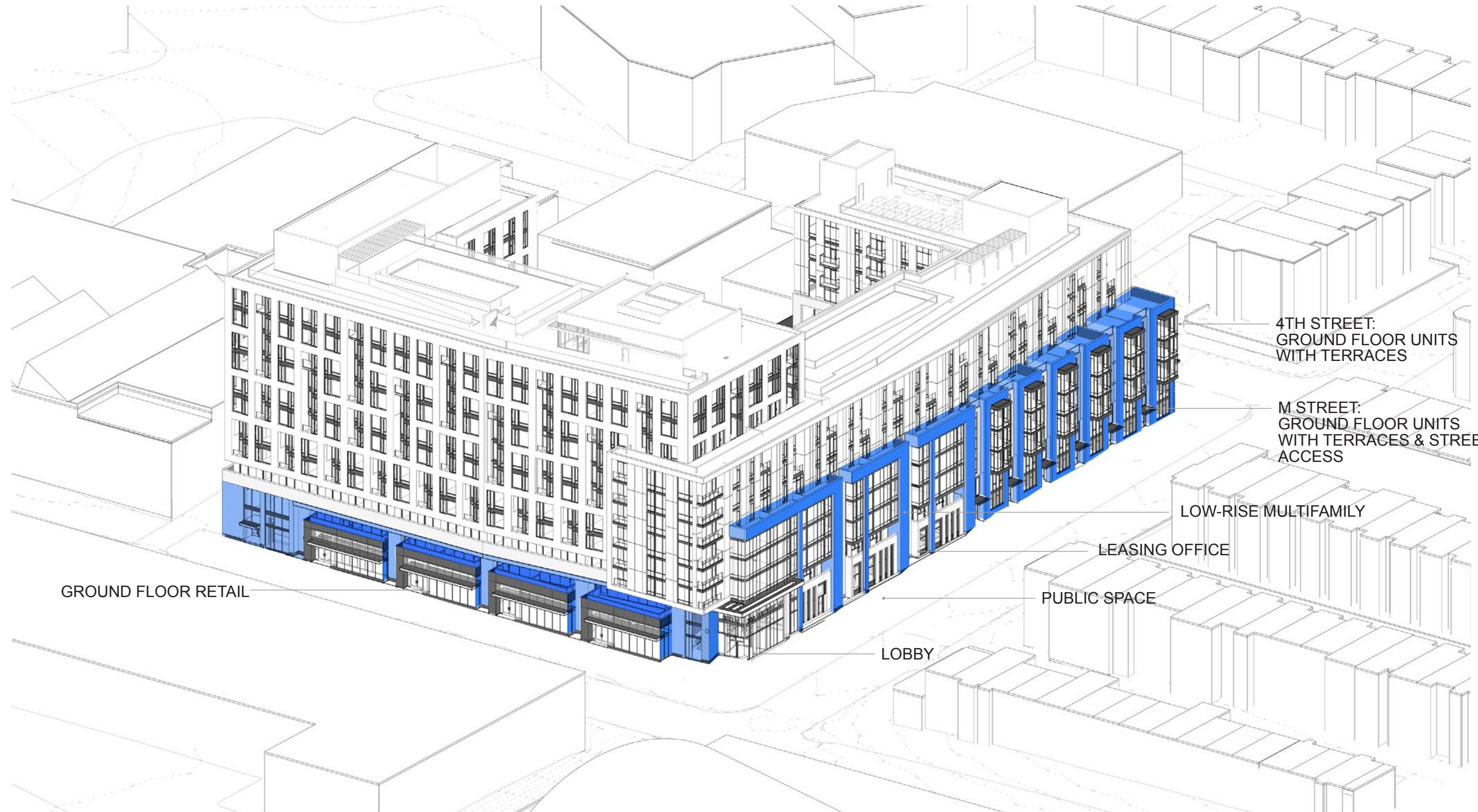
CONSOLIDATED PUD
APPLICATION

TITLE:
DIAGRAMS

NUMBER:
A-15

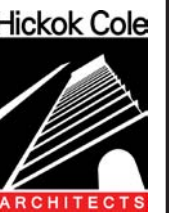


AERIAL VIEW

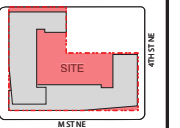


300 M

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CONSOLIDATED PUD
APPLICATION

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DIAGRAMS

NUMBER:
A-16

GROUND FLOOR PROGRAM