

FLOWER CENTER + STATE FARM

1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002
PUD APPLICATION

<http://www.boundaryco.com/>

June 10, 2015



FLOWER CENTER
1611-1625 ECKINGTON PLACE, NE
SQUARE: 3576 LOT: 0805 (2001-2008)

STATE FARM
1500 HARRY THOMAS WAY, NE
SQUARE: 3576 LOTS: 0814

OWNER/APPLICANT:
JBG/Boundary 1500 Harry Thomas Way, LLC
JBG/Boundary Eckington Place, LLC
Joint Ventures between
The Boundary Companies
The JBG Companies

LAND USE COUNSEL:
Goulston & Storrs PC

ARCHITECT:
Eric Colbert & Associates

LANDSCAPE ARCHITECT:
LandDesign

CIVIL ENGINEER:
Bowman Consulting

TRAFFIC CONSULTANT:
Gorove/Slade Associates

LEED CONSULTANT:
Sustainable Design Consulting

ZONING COMMISSION
District of Columbia

PUD SUBMITTAL | CS.01
EXHIBIT NO. SA1 06 / 10 / 2015

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Consolidated PUD Checklist (2406.11-2406.12)

SQUARE: 3576		LOTS: 0805 (2001-2008), 0814	
SECTION	ITEM	SHEET NUMBER	
2406.11a	COMPLETED APPLICATION FORM	IN WRITTEN APPLICATION	
2406.11b	ZONING PLAN: A map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and any proposed change of zoning.	A1.03 - A1.06	
2406.11c	STATEMENT OF PURPOSE: A statement of the purposes and objectives of the project, including the proposed form of development and a detailed statement elucidating how the application meets the PUD evaluation standards in section 2403.	IN WRITTEN APPLICATION	
2406.11d	SITE PLAN: A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site.	L1.0/C1.05-6	
2406.11e	DEVELOPMENT DATA: (1) The area and dimensions of each lot proposed for each building and the exact area of the total site; area of the total site;	A1.04	
	(2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site;	A1.04	
	(3) The gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a breakdown for each use;	A1.04	
	(4) A circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use;	A1.09-10	
	(5) The existing topography of the development area; the location of all major natural features, including trees of six-inch (6 in.) caliper or greater; and the location and elevations of public or private streets, alley, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned;	C1.01-C1.02 / A1.05	
	(6) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated including the methods of calculating those quantities;	C1.05-6	
	(7) Any other information needed to understand the unique character and problems of developing the PUD.	A1.03-A1.04	

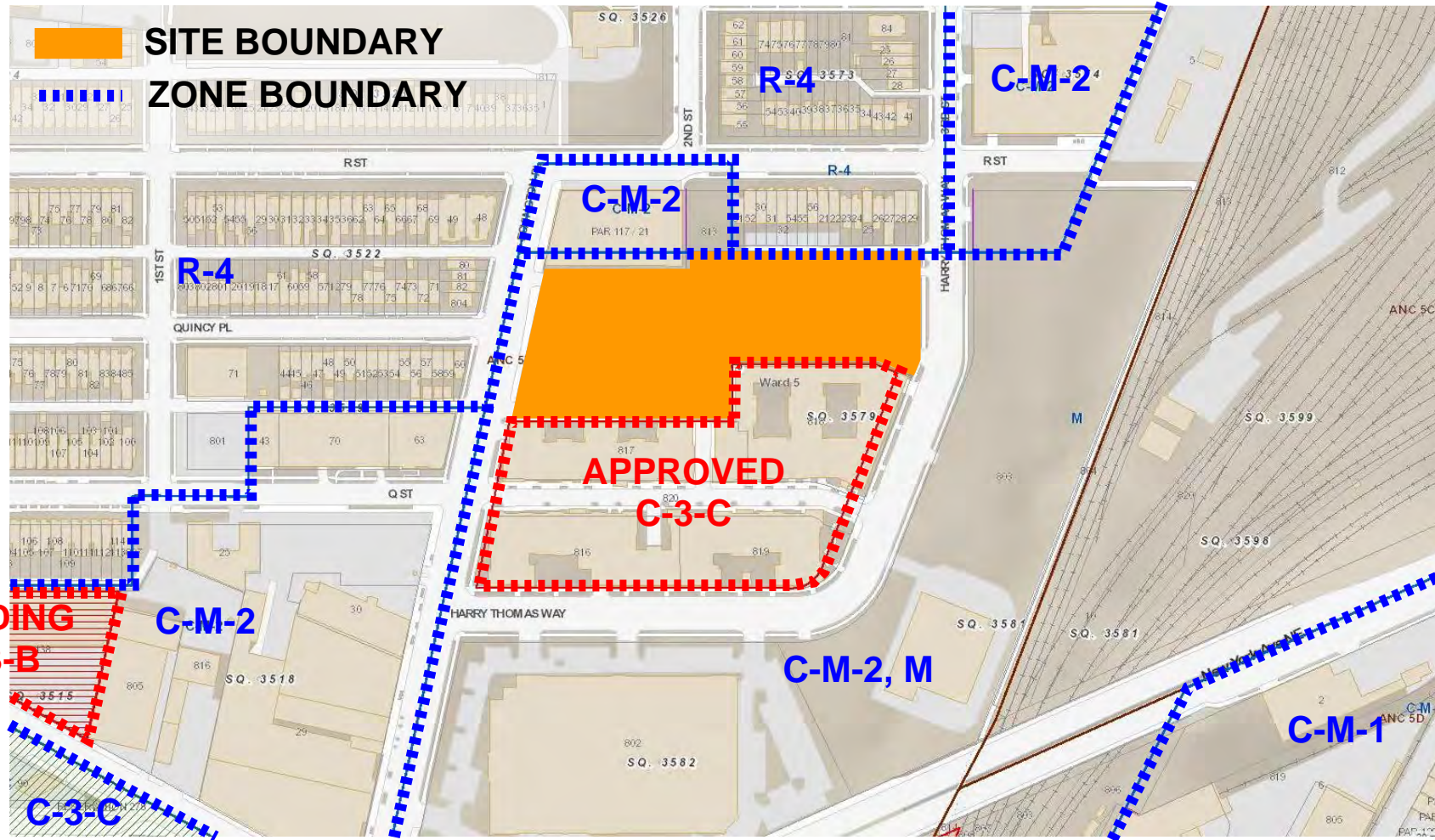
2406.12a	COMPLETED APPLICATION FORM	IN WRITTEN APPLICATION
2406.12b	A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses;	IN WRITTEN APPLICATION
2406.12c	SITE PLAN: A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plazas, arcades, and any other open	C1.03 / A3.05-06
2406.12d	LANDSCAPE & GRADING PLAN: A detailed landscaping and grading plan, showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent (15%) in five percent (5%) increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water and sewer lines, inlets, and basins, and connections to public water and sewer lines. Proposed erosion control measures shall also be shown;	L1.0 - L1.3 / C1.05-06
2406.12e	FLOOR PLANS: Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located;	A3.01 through A3.18
2406.12f	CIRCULATION PLAN: A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans;	A1.09-10
2406.12g	OTHER INFORMATION: Any other information needed to understand the final design of the proposal, or information specifically requested by the Commission;	LEED A1.11
2406.12h	A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.	IN WRITTEN APPLICATION; FIRST STAGE ACCORDANCE NOT RELEVANT AS THIS IS A CONSOLIDATED PUD APPLICATION

ZONING ANALYSIS

ZONING RELIEF REQUIRED		
	Zoning Restriction	Proposed
Penthouse, Number of DCMR 11, 411.3	One permitted	Multiple proposed
Maximum Lot Occupancy DCMR 11, 2405.4 & 634.1	75% + 5% IZ = 80%	83.1%
Minimum Closed Court DCMR 11, 638.2(a)	Minimum width = 4" per foot of height and 15' minimum. 75' high court requires 25'-0" width. Minimum area = Twice the square of the required width. 2*(25' x 25') = 2*625 s.f. = 1,250 s.f minimum area	Proposed closed courts are as follows: 6'-0" wide by 24'-6" long (147 s.f.) 12'-10" wide by 64'-9" long (832 s.f.) 17'-0" wide by 246'-2" long (4,184 s.f.)
Penthouse, All the Same Height DCMR 11, 411.5	One height permitted	Two heights proposed: 12' and 20'-0"

COMPLIES W/ ZONING		
	Zoning Restriction	Proposed
Maximum Building Height DCMR 11, 2405.1	110'	110'
Maximum FAR DCMR 11, 2405.2	8.0	4.97
Parking, Compact DCMR 11, 2515.2	40% maximum compact spaces	98 compact / 292 total = 33%
Bicycle parking DCMR 11, 2119.1	One bicycle parking space / 3 dwelling units; 691 ÷ 3 = 230	230 provided, plus additional as required for LEED FTE requirements. Temporary bike spaces will be provided on the exterior of the project in public space, as approved by DDOT.
Penthouse FAR DCMR 11, 411.7	Maximum 0.37 FAR permitted	Less than approx. 0.1 FAR provided
Required Public Space at Ground Level (CR) DCMR 11, 633	Required public space at ground level shall be provided that meets minimum 10% of total lot area, and is located immediately adjacent to main entrance, street and pedestrian right-of-way. It shall be open to the sky, suitably lighted, and open and available to the general public on a continuous basis.	Public space is provided in accordance with Section 633: The proposed pedestrian alley and plaza are 21,400 s.f. which is >10% of the total site area.
Minimum Rear Yard DCMR 11, 636.5	For a through lot, there is no rear yard requirement.	Through lot
Minimum Side Yard, if Provided DCMR 11, 637.2	Not required, but if provided: Minimum width = 3" per foot of height and 8' minimum	None provided
Minimum Open Court DCMR 11, 638.1(a)	Minimum width = 3" per foot of height and 10' minimum 78.5' high court requires 19'-7" min. width	30'-0" minimum at pedestrian alley
Court Niche DCMR 11, 638.5 & 638.6	Width/depth no less than 2/1; 3' depth rule	None proposed
Minimum Parking DCMR 11, Chapter 21	For apartment house, 1 for each 3 dwelling units (691/3 = 230). For retail or service establishment in excess of 3,000s.f., 1 for each additional 750 s.f. of gross floor area: (49,500-3,000 = 46,500 / 750 = 62); Total required = 230 + 62 = 292	292 spaces provided (Parking Ratio = 0.42) Note: Since self-storage area is below grade, it does not generate gross floor area and has no parking requirement under Chapter 21.
Minimum Loading DCMR 11, Chapter 22	For apartment house, 1 loading berth @55' deep and 1 service/delivery space @20' deep. For retail and service, 1 loading berth @ 30' deep and 1 loading berth @ 55' deep and 1 service/delivery space @20' deep.	Complies
Loading Platform DCMR 11, Chapter 22	For apartment house, 1 loading platform @ 200 s.f.. For retail and service, 1 loading platform at 100 s.f. and 1 loading platform at 200 s.f.	Complies
Green Area Ratio	Minimum 0.2 GAR	Greater than 0.2 GAR provided
Penthouse, Setback Act of 1910	1:1 setback ratio required	1:1 setback provided

ZONING MAP

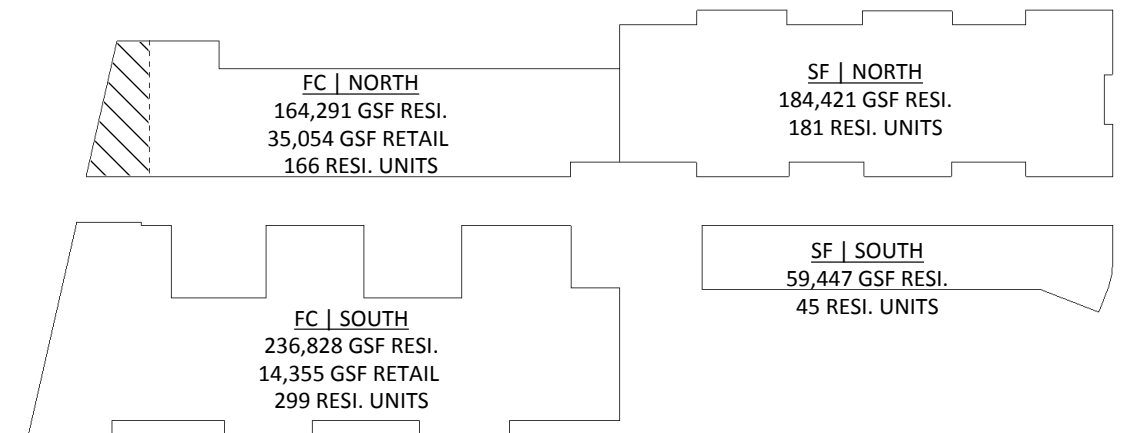


UNIT COUNTS

	STUDIO	1-BR JR	1BR	2BR 1-BA	2BR 2-BA	3BR 2-BA	MULTILEVEL	TOTAL
B-1 Level	0	0	1	0	0	0	18	19
1st Floor	0	2	5	0	1	1	28	37
2nd Floor	4	3	12	3	5	1	0	28
3rd Floor	9	22	38	19	12	3	15	118
4th Floor	9	24	39	21	14	2	0	109
5th Floor	9	24	40	20	13	2	15	123
6th Floor	9	24	40	20	12	3	0	108
7th Floor	9	26	31	16	10	3	0	95
8th Floor	0	1	7	4	4	2	0	18
9th Floor	0	0	8	4	4	2	0	18
10th Floor	0	0	8	4	4	2	0	18
PH	0	0	0	0	0	0	0	0
TOTAL	49	126	229	111	79	21	76	691
% of Total	7%	18%	33%	16%	11%	3%	11%	

Note: Multi-level units are counted at the lowest/entry level only. (These units have 2 or 3 bedrooms.)

AREA BREAKDOWN



DEVELOPMENT DATA

Lot Area	135,099 sf														
Zoning FAR	4.97											0.07			
Level	B2	B1	1	2	3	4	5	6	7	8	9	10	PH		
Lot Occupancy	83.1%														
Gross area toward FAR	0	0	95,354	51,156	97,658	97,597	97,674	97,442	82,440	17,894	17,894	16,479	9,493	Total FAR Area*	671,588
Residential units per floor	0	19	37	28	118	109	123	108	95	18	18	18	0	Total Units	691
(Multi-level units are counted at the lowest/entry level only.)															
Retail Area	0	0	49,409	0	0	0	0	0	0	0	0	0	0	Retail Area	49,409
Gross residential area toward FAR	0	0	45,945	51,156	97,658	97,597	97,674	97,442	82,440	17,894	17,894	16,479	0	Total Residential Area*	622,179
Self-Storage Area	0	0	38,418	0	0	0	0	0	0	0	0	0	0	Self-Storage Area**	38,418

* above ground not including PH
 **below ground area not included in FAR Area

BUILDING HEIGHTS

- **FC | NORTH:** 110' TOP OF ROOF
10 STORIES ABOVE GRADE
2 STORIES BELOW GRADE
(SHADED AREA = 75' TOP OF ROOF, 7 STORIES)
- **FC | SOUTH:** 75' TOP OF ROOF
7 STORIES ABOVE GRADE
2 STORIES BELOW GRADE
- **SF | NORTH:** 75' TOP OF ROOF
7 STORIES ABOVE GRADE
1 STORY BELOW GRADE
- **SF | SOUTH:** 75' TOP OF ROOF
7 STORIES ABOVE GRADE
1 STORY BELOW GRADE

ZONING & DEVELOPMENT DATA

AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH



PROJECT DESCRIPTION

As a guiding principle we strove to design a project that fits comfortably into the immediate site and its surrounding neighborhood. Historically, train yards with supporting industrial warehouse structures were situated on this property. Existing adjacent conditions include the old Sanitary Grocery Company warehouse to the north which has windowless walls facing us. On the east side of our north property line there is a 20' public alley then yards leading to the backs of townhomes and newer condominiums that front on R Street NE. Our south property line abuts the existing Trilogy residential development with a combination of mostly blank walls containing a few non-essential windows. There are some north facing courts abutting this property line. To our east is Harry Thomas Way with the PEPCO property across the street which could potentially become a public park. An important bicycle trail abuts the east side of this property. There are blocks of attractive old well-maintained residential townhomes to the west.

Our design goals include the extension of Quincy Place through our site which will function in a way that allows some vehicular circulation but is essentially pedestrian oriented. We refer to the private alley as a "woonerf". Prototypes for our woonerf include Cady's Alley in Georgetown and Hoffman's Union Row. From a massing perspective we propose to locate our highest structure to the south of the existing warehouse. Innovative "maker" type manufacturing and retail uses are to be located on our ground floor along the west half of the woonerf. Blank walls along the north and south property lines must be recognized when laying out the apartment blocks. Existing north facing courts on the north side of the Trilogy complex can be mirrored on our property.

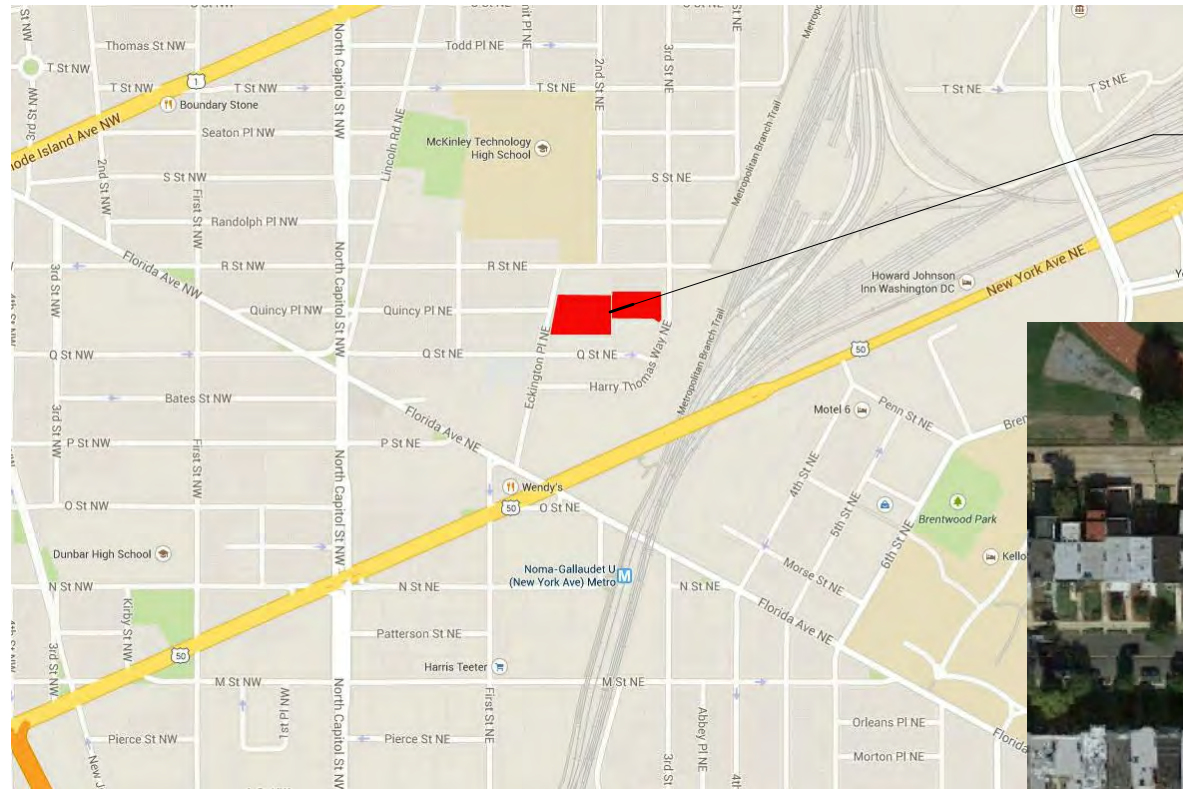
Aesthetically our façades strive to capture the feeling of the industrial architecture that was present on the site and still visible along the nearby railroad tracks. Our goal has been to employ façade elements that are a modern abstracted version of the historic aesthetic. Due to the size of the project we have created a variety of façade expressions which strive to break down the scale of the building and create hierarchy. These varied façade groupings help to alleviate the horizontality of the development.

Specific design strategies include creating upper floor setbacks along Eckington Place forming a smooth transition to the row dwellings across the street. A central courtyard punctuates the middle of the woonerf. The south side of this pedestrian alley have several setback courts above the retail level to create openness and assure abundant sunlight along the woonerf. Discouraging significant vehicular use of the woonerf will be achieved through the implementation of a narrow wandering path for cars. There will be no curbs to encourage pedestrian use of the entire alley. Unlike the majority of current residential developments in DC we want to include a significant percentage of larger, two-story dwellings to encourage occupancy by families.

Our design goals include incorporating as many sustainable elements as possible. The current layout has been developed to comply with DC's "Green Area Ratio" which mandates significant roof planting areas. Storm water management is another element of design that we will implement as the plans evolve. The choice of façade and other building materials will be made with the issue of sustainability in mind.

In addition to having an aesthetically pleasing project we need to assure that the design achieves excellent functionality. Internal circulation must be provided to gain easy access to parking and loading. Vehicular and truck circulation around the site must be arranged to minimize conflict with pedestrians. Adequate light and air must be provided for all dwelling units

PROJECT DESCRIPTION



PROJECT SITE





View of site from Quincy PI



Intersection of Eckington PI & R St facing site



Existing building on site (Washington Flower Center)



Apartments building across Eckington PI



Adjacent building to site (Trilogy NoMA)



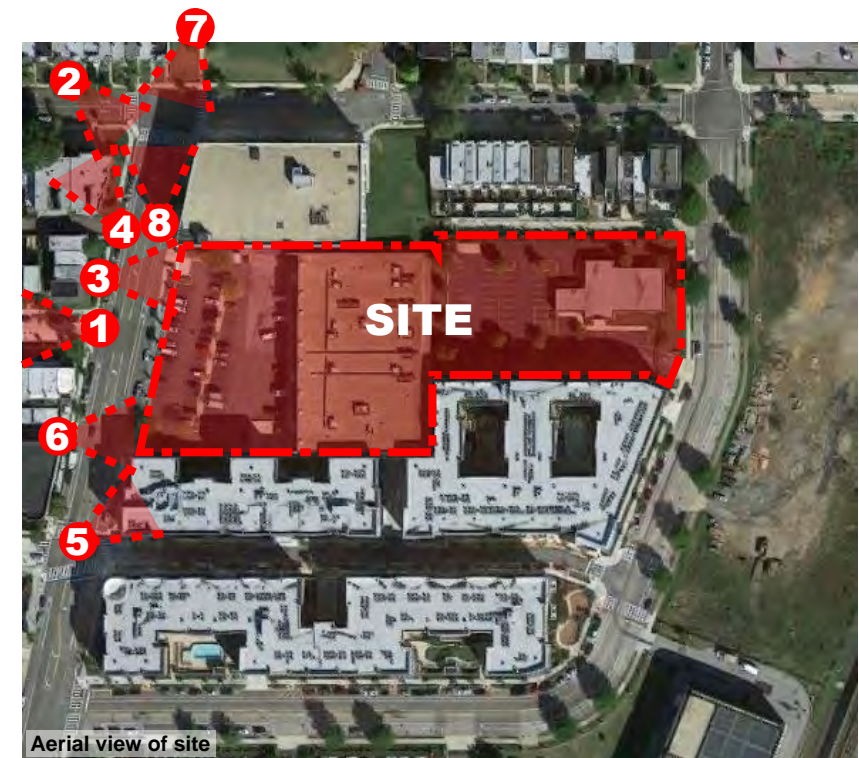
Existing building (Washington Flower Center) on site



Eckington PI facing south



Eckington PI facing north



Aerial view of site

FLOWER CENTER | CONTEXT PHOTOGRAPHS



PEPCO utility substation

1



Harry Thomas Way facing north towards R St

2



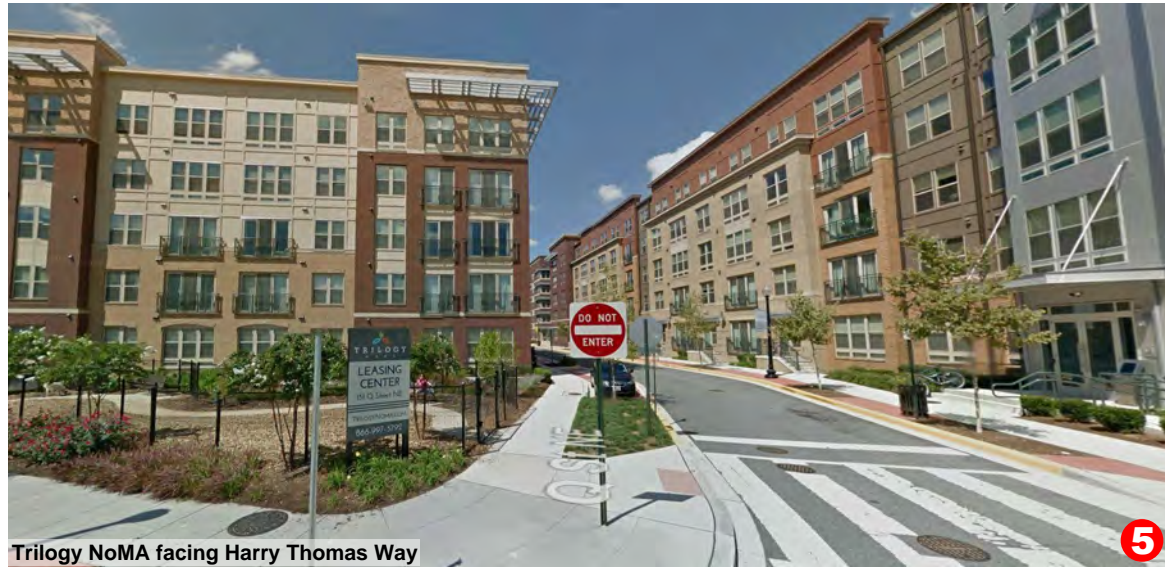
Harry Thomas Way facing south from R St

3



Trilogy NoMA facing Harry Thomas Way

4



Trilogy NoMA facing Harry Thomas Way

5



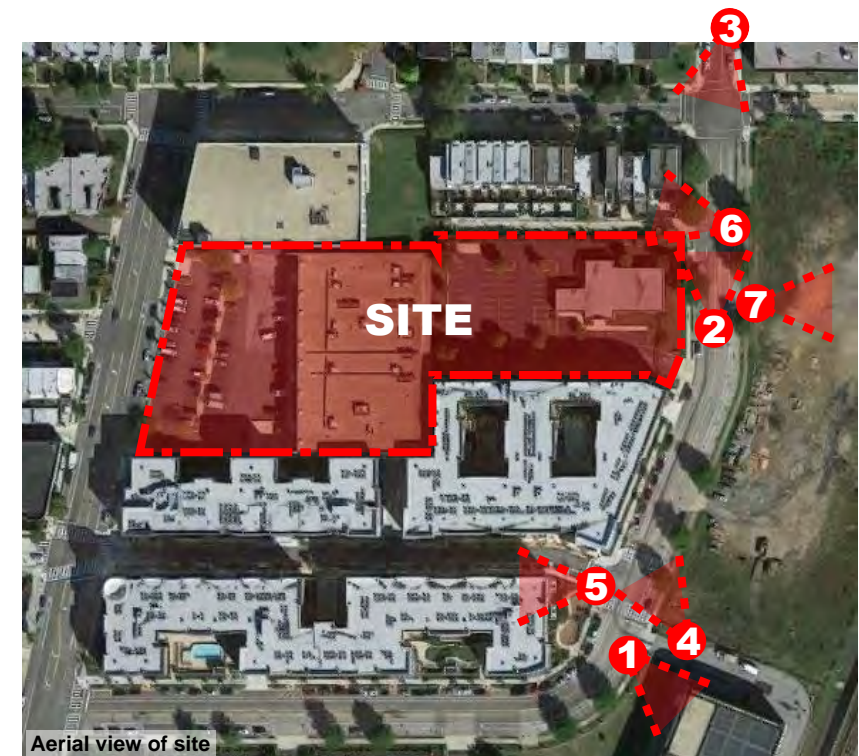
Alley way north of site

6



Site of proposed PEPCO Park across from site

7

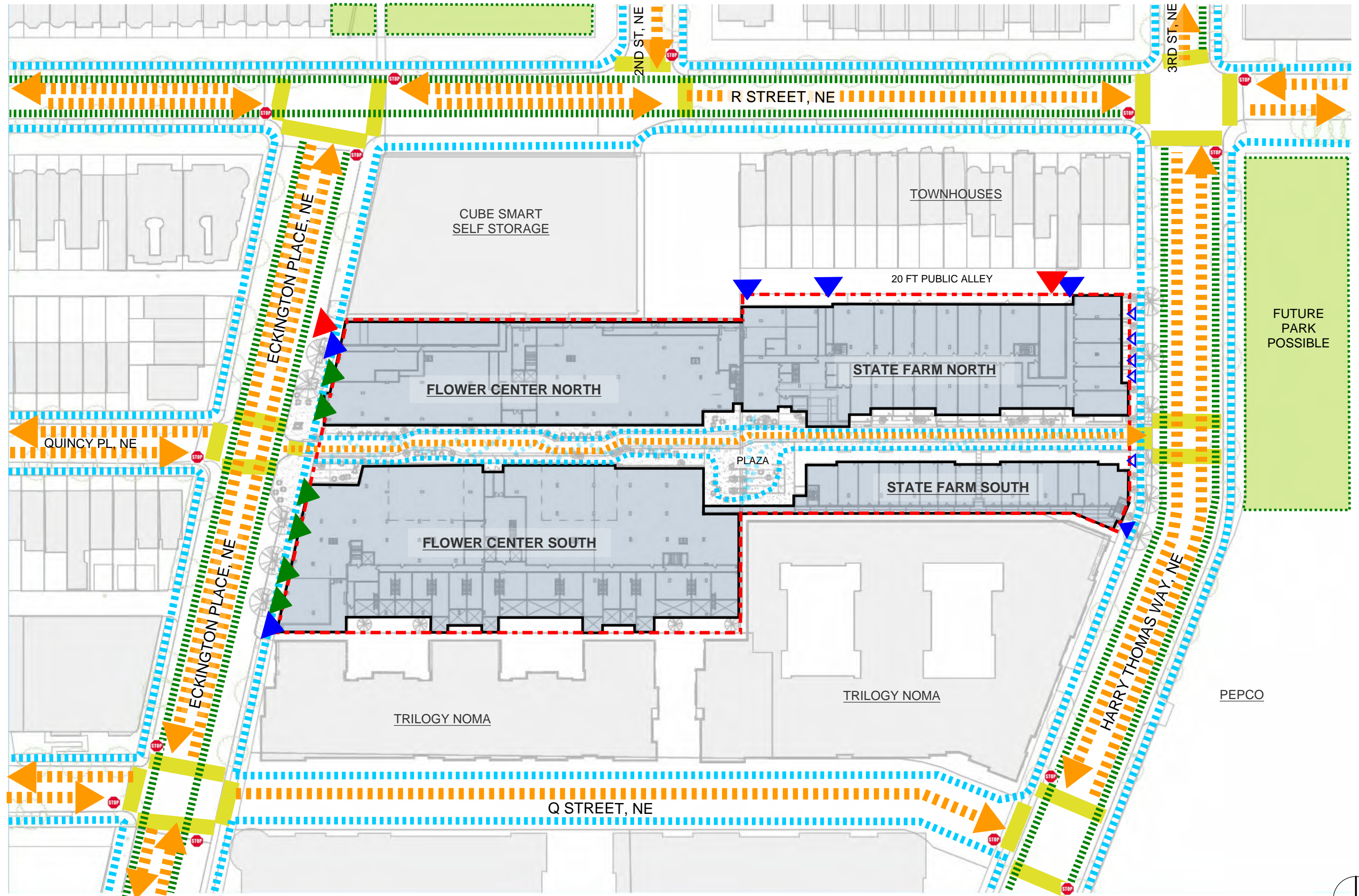


Aerial view of site

STATE FARM | CONTEXT PHOTOGRAPHS

LEGEND

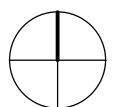
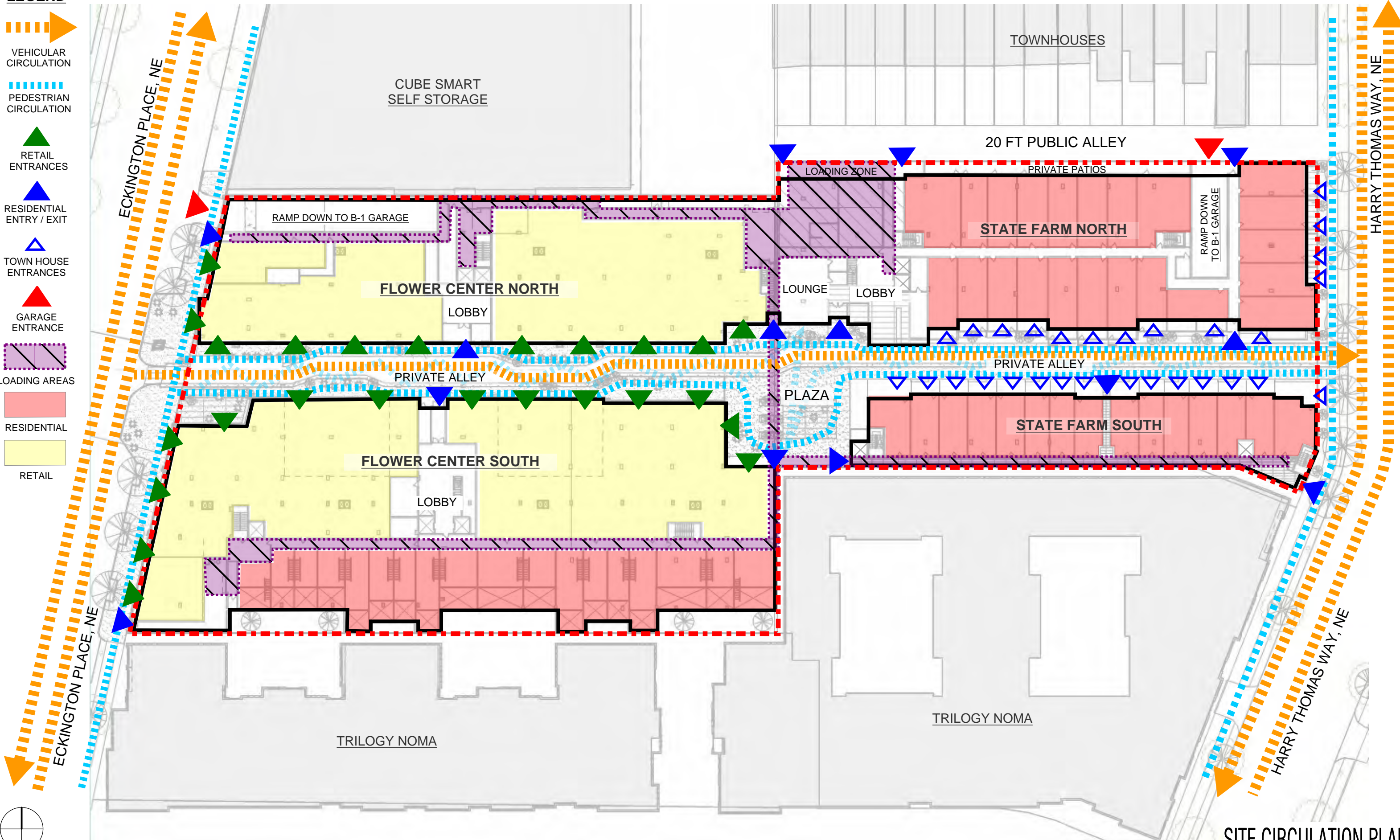
-  CROSSWALKS
-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  BICYCLE CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRANCES
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  GREEN AREAS
-  STOP SIGN



BLOCK CIRCULATION PLAN

LEGEND

-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRY / EXIT
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  LOADING AREAS
-  RESIDENTIAL
-  RETAIL



SITE CIRCULATION PLAN

LEED SCORECARD

LEED® 2009 for New Construction and Major Renovation

Preliminary Project Checklist



The Flower Center and State Farm Projects

Eric Colbert & Associates

6/3/15

PIF 1 Certification Agreement & Project Info Forms

19 Sustainable Sites Possible Points 26

Y	?Y	?N	N	Prereq	Credit	Description	Points
Y				Prereq 1		Construction Activity Pollution Prevention	1
1				Credit 1		Site Selection	1
5				Credit 2		Development Density & Community Connectivity	5
		1		Credit 3		Brownfield Redevelopment	1
6				Credit 4.1		Alt. Transportation: Public Transportation Access	6
	1			Credit 4.2		Alt. Transportation: Bicycle Storage & Changing Rooms	1
3				Credit 4.3		Alt. Transportation: Low Emitting & Fuel Efficient Vehicles	3
	2			Credit 4.4		Alt. Transportation: Parking Capacity	2
			1	Credit 5.1		Site Development: Protect or Restore Habitat	1
1				Credit 5.2		Site Development: Maximize Open Space	1
1				Credit 6.1		Stormwater Design: Quantity Control	1
	1			Credit 6.2		Stormwater Design: Quality Control	1
1				Credit 7.1		Heat Island Effect: Non-Roof	1
1				Credit 7.2		Heat Island Effect: Roof	1
			1	Credit 8		Light Pollution Reduction	1

4 Water Efficiency Possible Points 14

Y	?Y	?N	N	Prereq	Credit	Description	Points
Y				Prereq 1		Water Use Reduction: 20% Reduction	4
2	2			Credit 1		Water Efficient Landscaping	2
			2	Credit 2		Innovative Wastewater Technologies	2
2		1	1	Credit 3		Water Use Reduction: 30%/ 35%/ 40%	4

7 Energy & Atmosphere Possible Points 35

Y	?Y	?N	N	Prereq	Credit	Description	Points
Y				Prereq 1		Fundamental Commissioning, Bldg. Energy Systems	6
Y				Prereq 2		Minimum Energy Performance	6
Y				Prereq 3		Fundamental Refrigerant Management	6
2	2	2	13	Credit 1		Optimize Energy Performance: 12%+	19
			7	Credit 2		On-Site Renewable Energy: 1%-13%	7
		2		Credit 3		Enhanced Commissioning	2
2				Credit 4		Enhanced Refrigerant Management	2
1			2	Credit 5		Measurement & Verification (1 pt.: ES Portfolio Mgr.)	3
2				Credit 6		Green Power	2

4 Materials & Resources Possible Points 14

Y	?Y	?N	N	Prereq	Credit	Description	Points
Y				Prereq 1		Storage & Collection of Recyclables	4
			3	Credit 1.1		Building Reuse: Maintain Existing Walls, Floors, and Roof	3
			1	Credit 1.2		Building Reuse: Maintain 50% of Interior Non-Structural Element	1
2				Credit 2		Construction Waste Management: 50%/ 75%	2
			2	Credit 3		Materials Reuse: 5%/ 10%	2

Materials & Resources, Cont.

Y	?Y	?N	N	Credit	Description	Points
1	1			Credit 4	Recycled Content: 10%/ 20%	2
1	1			Credit 5	Regional Materials: 10%/ 20%	2
			1	Credit 6	Rapidly Renewable Materials: 2.5%	1
			1	Credit 7	Certified Wood: 50%	1

7 Indoor Environmental Quality Possible Points 15

Y	?Y	?N	N	Prereq	Credit	Description	Points
Y				Prereq 1		Minimum IAQ Performance	7
Y				Prereq 2		Environmental Tobacco Smoke (ETS) Control	2
			1	Credit 1		Outdoor Air Delivery Monitoring	1
			1	Credit 2		Increased Ventilation: 30%	1
1				Credit 3.1		Construction IAQ Management Plan: During Construction	1
			1	Credit 3.2		Construction IAQ Management Plan: Before Occupancy	1
1				Credit 4.1		Low-Emit'g. Materials: Adhesives, Sealants	1
1				Credit 4.2		Low-Emit'g. Materials: Paints	1
1				Credit 4.3		Low-Emit'g. Materials: Flooring Systems	1
			1	Credit 4.4		Low-Emit'g. Materials: Composite Wd./Agrifiber	1
			1	Credit 5		Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1		Controllability of Systems: Lighting	1
1				Credit 6.2		Controllability of Systems: Thermal Comfort	1
1				Credit 7.1		Thermal Comfort: Design	1
			1	Credit 7.2		Thermal Comfort: Verification (not avail. to Residential projects)	1
	1			Credit 8.1		Daylight & Views: Daylight 75% of Spaces	1
	1			Credit 8.2		Daylight & Views: Views for 90% of Spaces	1

6 Innovation & Design Process Possible Points 6

Y	?Y	?N	N	Credit	Description	Points
1				Credit 1.1	Exemp. Performance SSc4.1 Public Transport.	1
1				Credit 1.2	Exemp. Performance SSc5.2 Open Space	1
1				Credit 1.3	Exemp. Performance SSc7.1 Avoid Heat Island Effect	1
1				Credit 1.4	TBD, Exemplary SSc4.1, Low-Merc. Lamping	1
1				Credit 1.5	TBD: suggest Low Emitting Walls, Insulation, Clgs.	1
1				Credit 2	LEED Accredited Professional	1

2 Regional Priority Credits Possible Points 4

Y	?Y	?N	N	Credit	Description	Points
1				Credit 1.1	SSc6.1, SW Quantity control	1
			1	Credit 1.2	WEc3, 40% savings	1
1				Credit 1.3	CWM, 50%	1
			1	Credit 1.4	WEc2, EAc2 (1%)	1

49 Total Possible Points

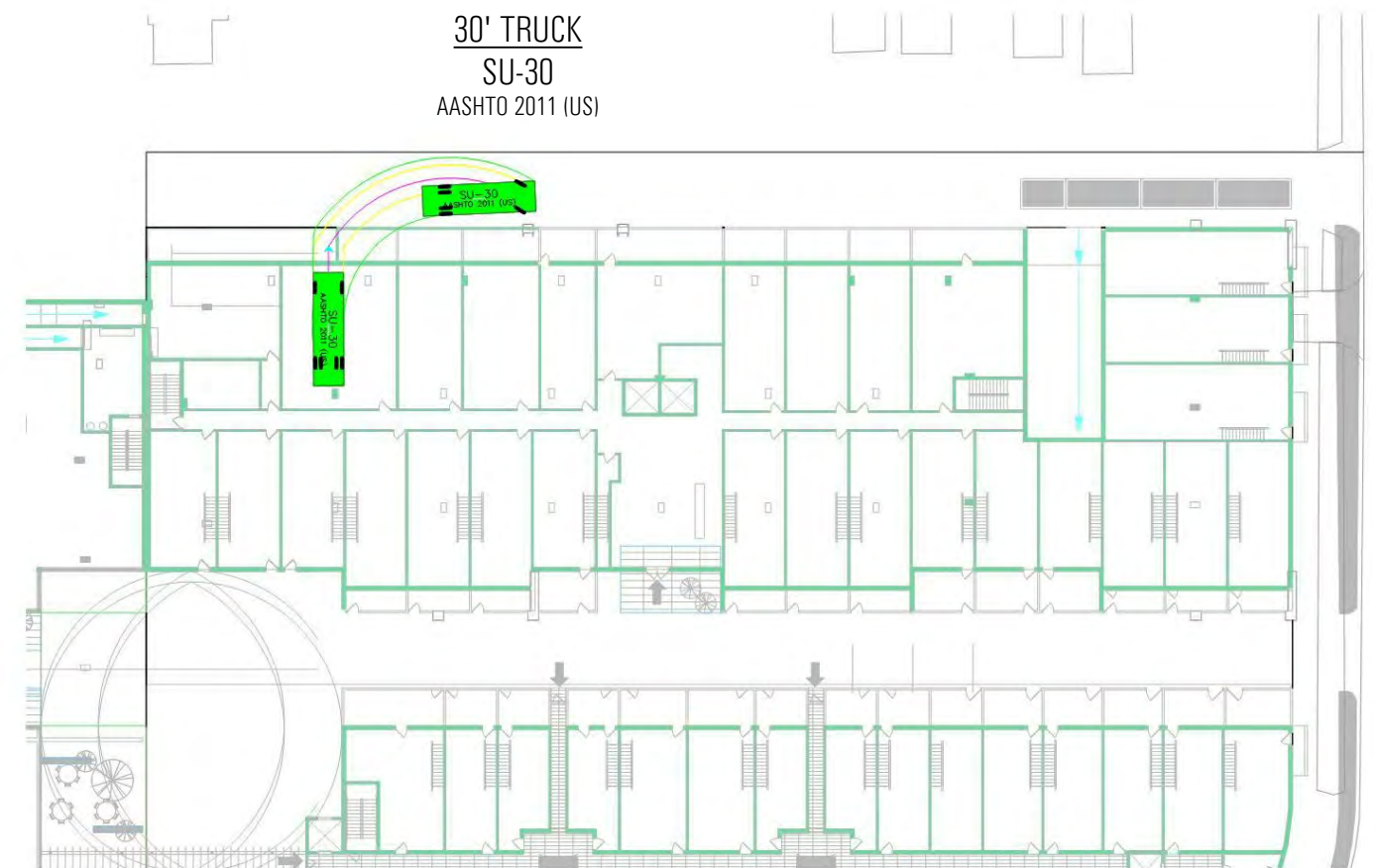
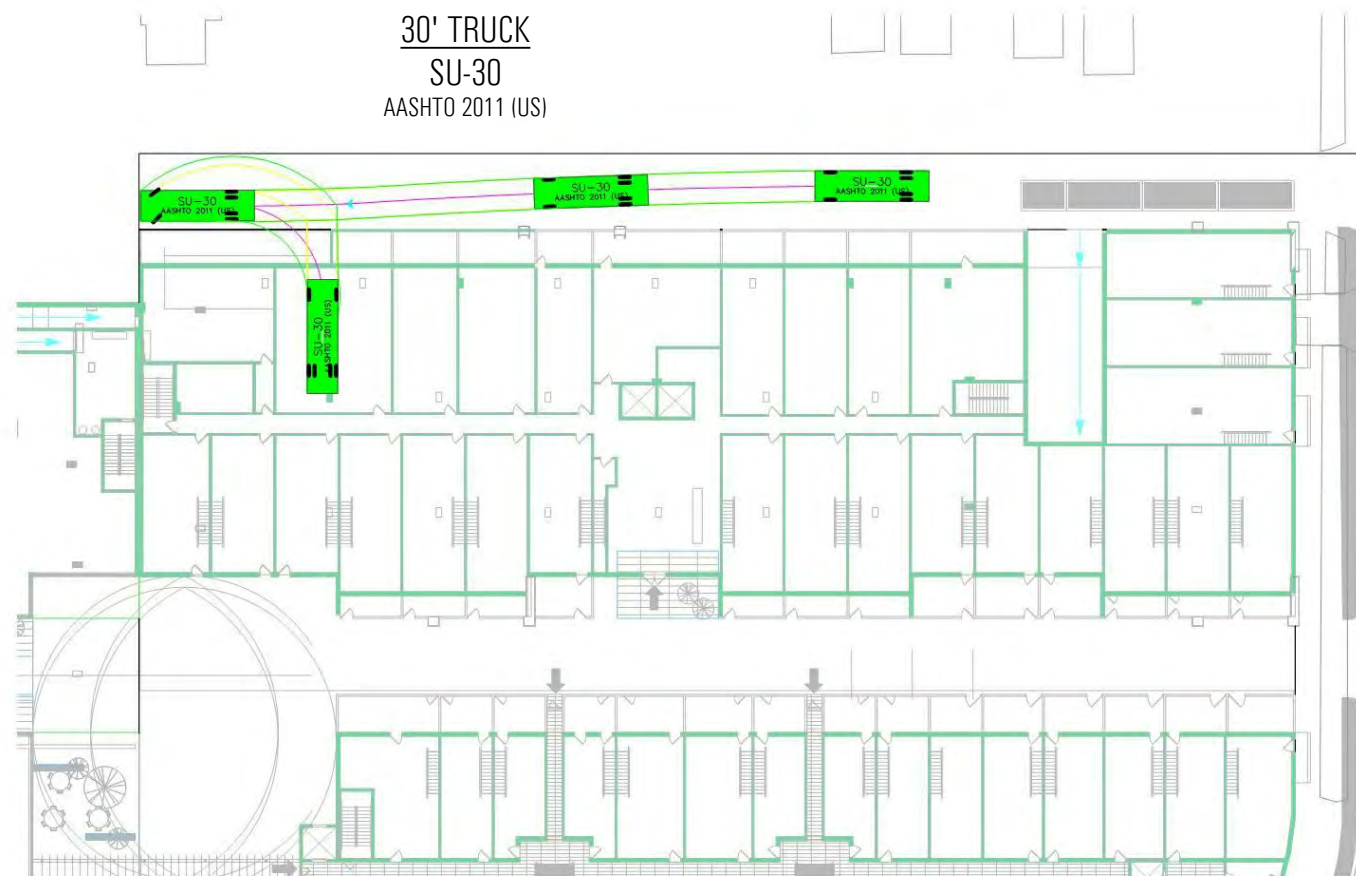
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

WATER COMPUTATIONS


Type of Fixture	Quantity	Sanitary		Domestic						
		Each DFU	Total DFU	Each CW SFU	Each HW SFU	Total SFU	Total CW SFU	Total HW SFU	Total Combined SFU	Total Combined GPM
Group (Tank) (1.6 gpf)	886	5	4430	2.7	1.5	3.6	2392.2	1329	3189.6	231
WC Tank (Private)		3		2.2		2.2				
WC Tank (Public)		4		5		5				
Group (Greater than 1.6 gpf)		6		6	3	8				
WC FV (Private)		4		6		6				
WC FV (Public)		7	42	10		10	70		70	35
Public UR (FV) (1 gpf or less)		2		5		5				
Public Lavatory	7	1	7	1.5	1.5	2	10.5	10.5	14	17
Public Lavatory/Bidet	1	1		0.5	0.5	0.7				
Public Bathtub	2	2		3	3	4				
Private Bathtub	2	2		1	1	1.4				
Public Shower	2	2		3	3	4				
Private Shower	187	2		1	1	1.4				
Map Basin	6	5	30	2.25	2.25	3	13.5	13.5	18	6.5
Service Sink	5	5		2.25	2.25	3				
Public kitchen Sink	4	2	8	3	3	4	12	12	16	12.8
Private Kitchen Sin W/ DW	699	2	1398	1	1	2.8	699	699	1957.2	179
Drinking Fountain	8	0.5		0.25		0.25				
Washing Machine (Public)		3		3	3	4				
Washing Machine (Private)	699	2	1398	1	1	1.4	699	699	978.6	106
3" Floor Drain	12	5	60							
4" Floor Drain	8	6	48							
3"/4" FD (emerg)										
Bar Sink		2		1.5	1.5	2				
Sub-Total (DFU):		7421		Sub-Totals (SFU):		3896.2	2763	6243.4	390	
Additional Sanitary Drainage Demands:		Enter Total DFU		Additional Domestic Water Demands:		CW GPM	HW GPM	Enter Total GMP		
HVAC				Hose Bibbs					15	
Kitchen				HVAC					24	
Laundry				Kitchen						
Pool / Fountain				Laundry						
				Pool / Fountain						
				Irrigation					20	
Total (DFU):		7421		Total (SFU):	5599.2	4416	9227.2	449		

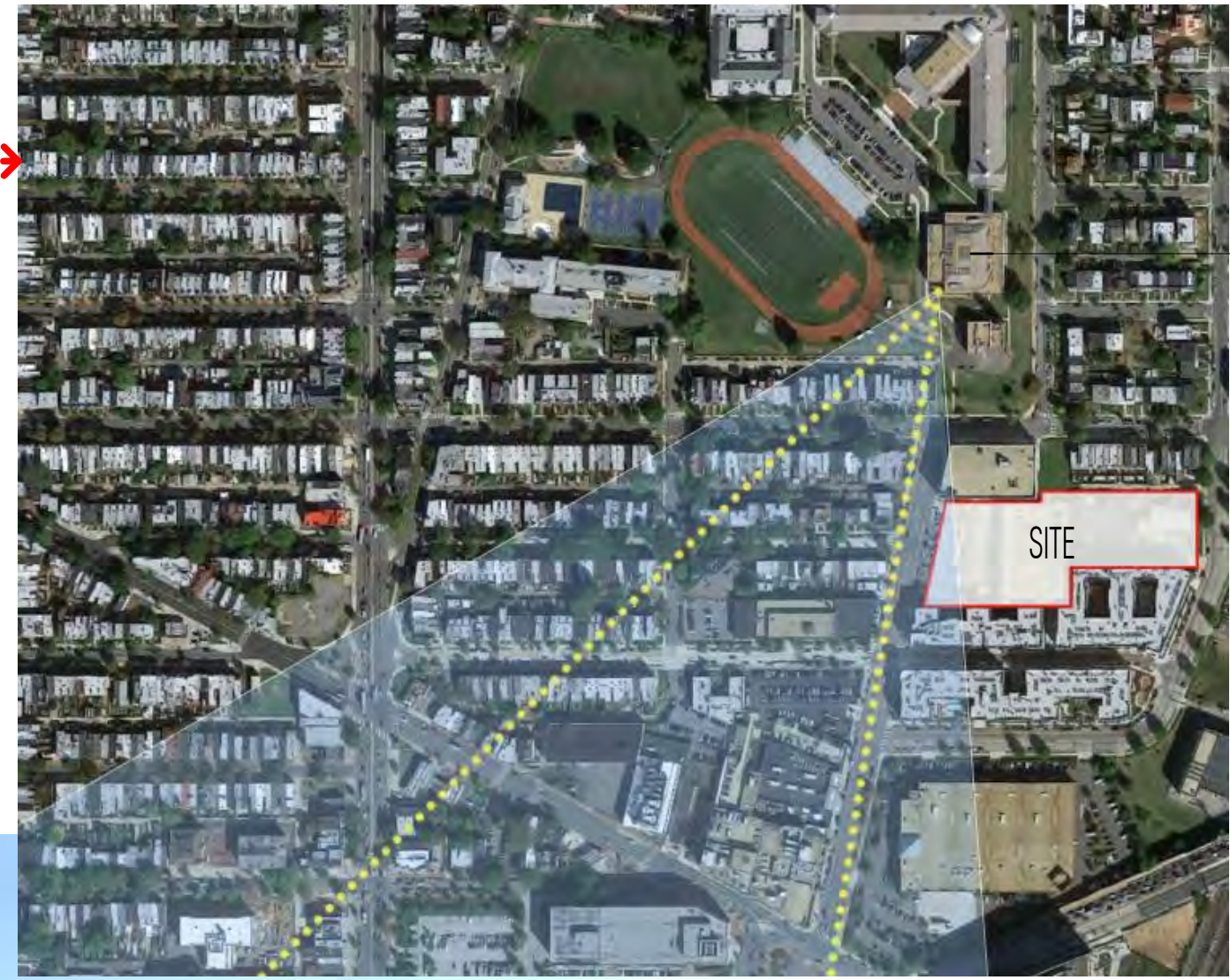
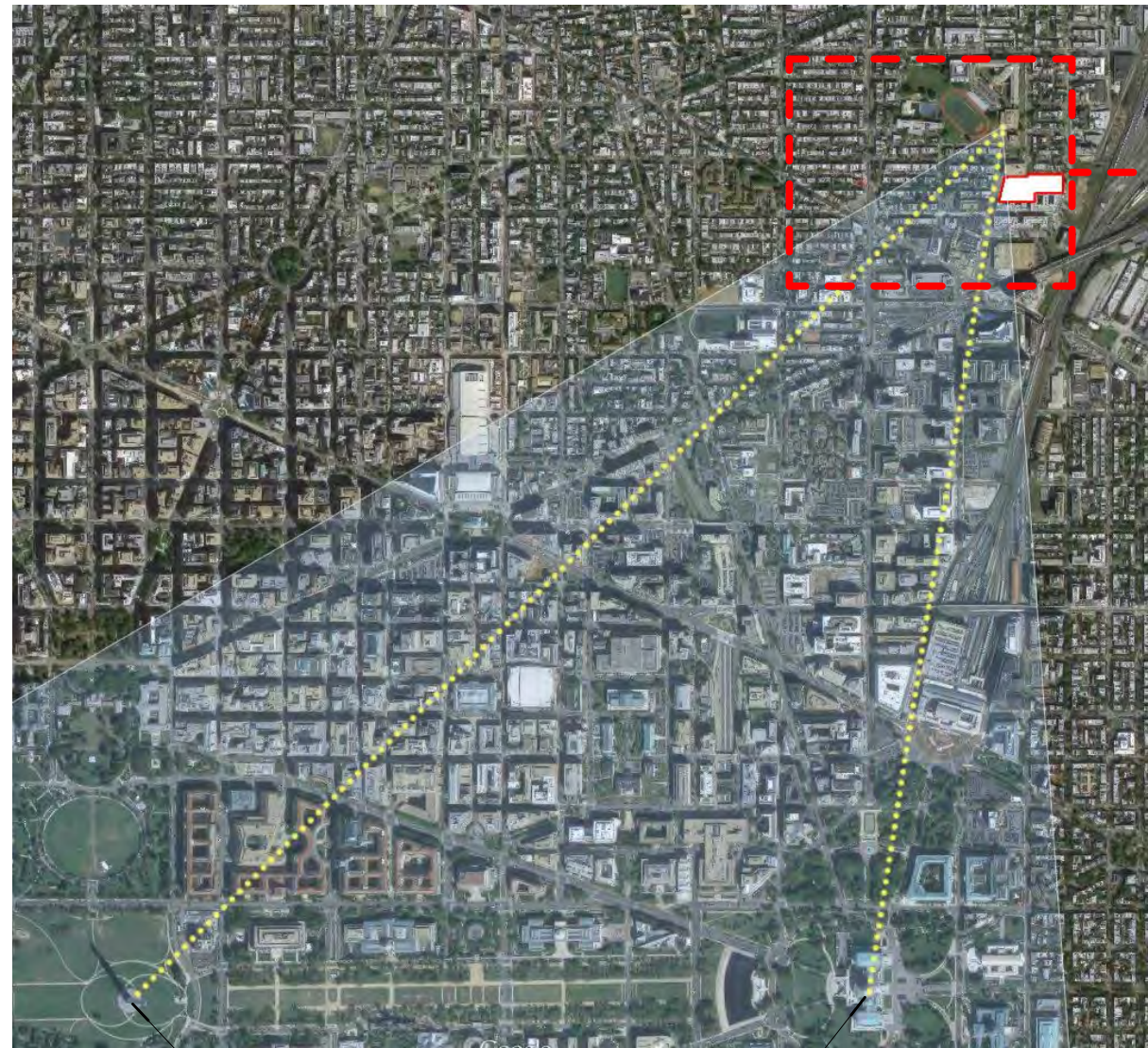
- Notes:
- Supply fixture unit (SFU) value based on the 2012 International Plumbing Code table E101B
 - Drainage fixture unit (DFU) value based on the 2012 International Plumbing Code table 709.1
 - Additional demands for HVAC make-up, pool, fountain, laundry, food service, etc.
 - Add 5 GPM for each hose bibb up to a maximum of 15 GPM

LEED SCORECARD + WATER COMPUTATIONS



STATE FARM NORTH BUILDING

 GOROVE / SLADE Transportation Planners and Engineers	STATE FARM / FLOWER CENTER 1615 ECKINGTON PLACE VEHICLE MANEUVERING ANALYSIS		
	<input type="checkbox"/> 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.295.8625	<small>DATE</small> 04.07.2015 <small>SHEET</small> 1 <small>OF</small> 1	
	<input type="checkbox"/> 15125 Washington Street / Suite 316 / Haymarket VA / 20169 / 571.248.0992 <input checked="" type="checkbox"/> 3914 Centreville Road / Suite 330 / Chantilly, VA / 20151 / 703.787.9595		



McKINLEY TECH

SITE

WASHINGTON MONUMENT

US CAPITOL

PROPOSED BUILDING

CAPITOL

WASHINGTON MONUMENT



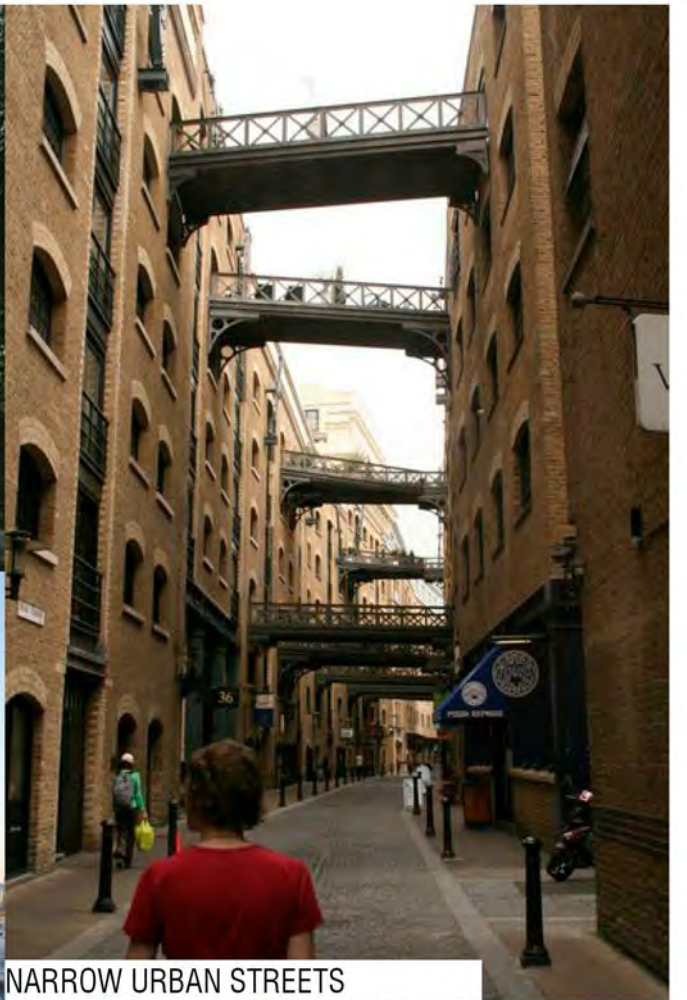
VIEW DIAGRAMS FROM McKINLEY TECH



MEATPACKING DISTRICT, NY



ESHERICK HOUSE, PHILADELPHIA



NARROW URBAN STREETS



205 WATER ST, NY



CUBE, MIAMI, FL



215 SULLIVAN ST, NY



THE HARLOWE, TORONTO



NEW MEXICO HIGHLANDS UNIVERSITY



ART STABLE, SEATTLE

ARCHITECTURAL PRECEDENTS



FLOWER CENTER | PERSPECTIVE @ ECKINGTON PLACE, NE

A2.01 | PUD SUBMITTAL
06 / 10 / 2015

FLOWER CENTER + STATE FARM
1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

BOUNDARY COMPANIES + JBG
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ERIC COLBERT & ASSOCIATES, P.C.
717 5TH STREET, NW WASHINGTON, DC 20001



HARRY THOMAS WAY, NE

STATE FARM | PERSPECTIVE @ HARRY THOMAS WAY, NE



FLOWER CENTER | STREET VIEW @ ECKINGTON PLACE, NE

A2.03 | PUD SUBMITTAL
06 / 10 / 2015

FLOWER CENTER + STATE FARM
1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

BOUNDARY COMPANIES + JBG
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717 5TH STREET, NW WASHINGTON, DC 20001



HARRY THOMAS WAY, NE

PUBLIC ALLEY

STATE FARM | PERSPECTIVE @ 20' PUBLIC ALLEY