

CIRCULATION



ALLEY ENTRIES



TRUNCATED PATHS



FENCES + GATES



INTERIOR BUILDING NETWORK



FENCED SECTIONS

UNITS



UNIT FACADE #1



UNIT FACADE #2



BRICK BUILDING



INTERIOR STREETS



CORNER VIEWSHED

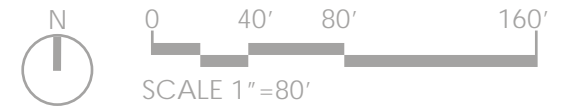
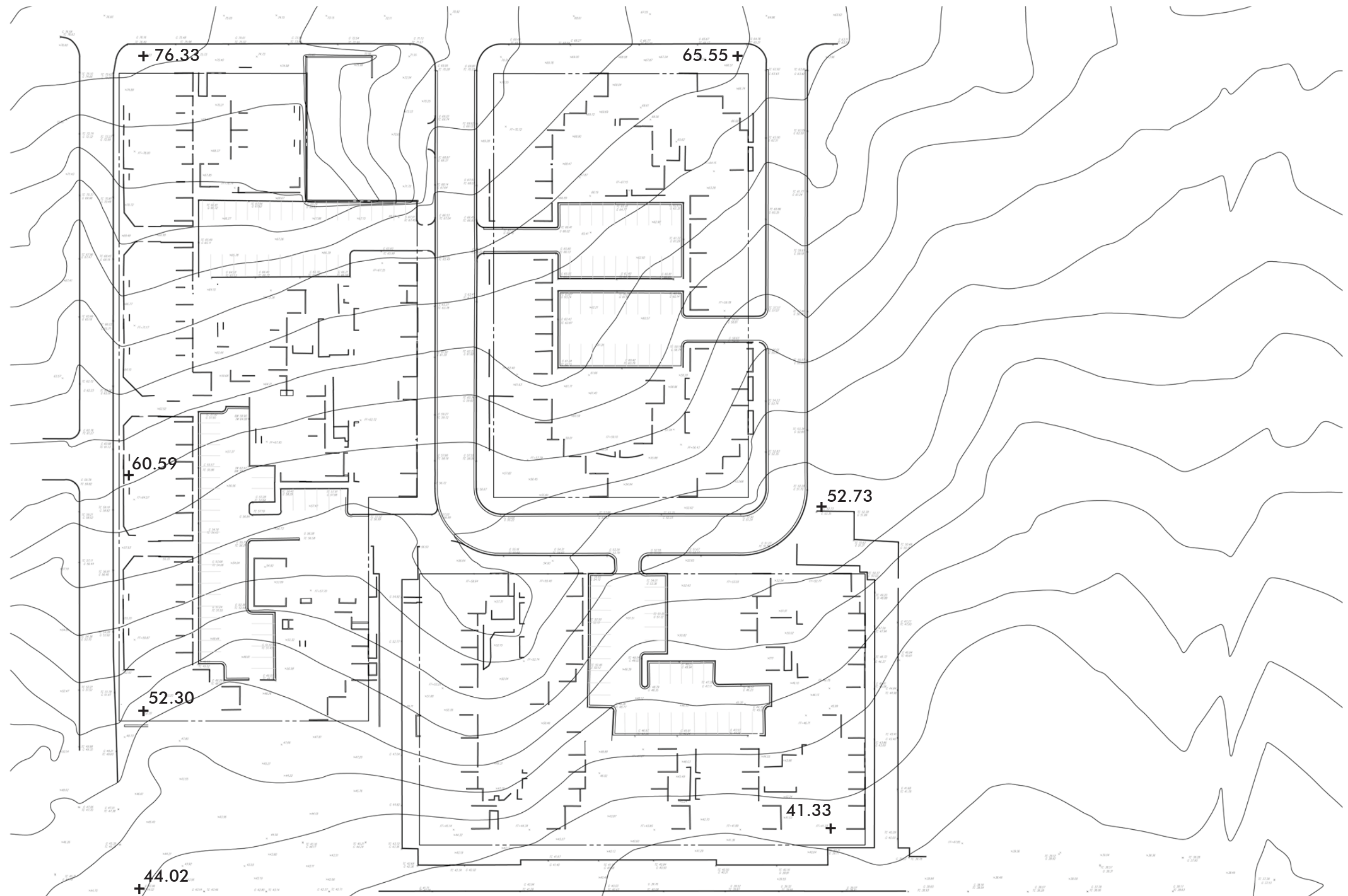
STREET

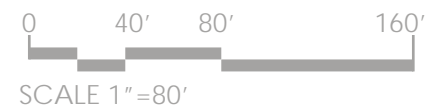
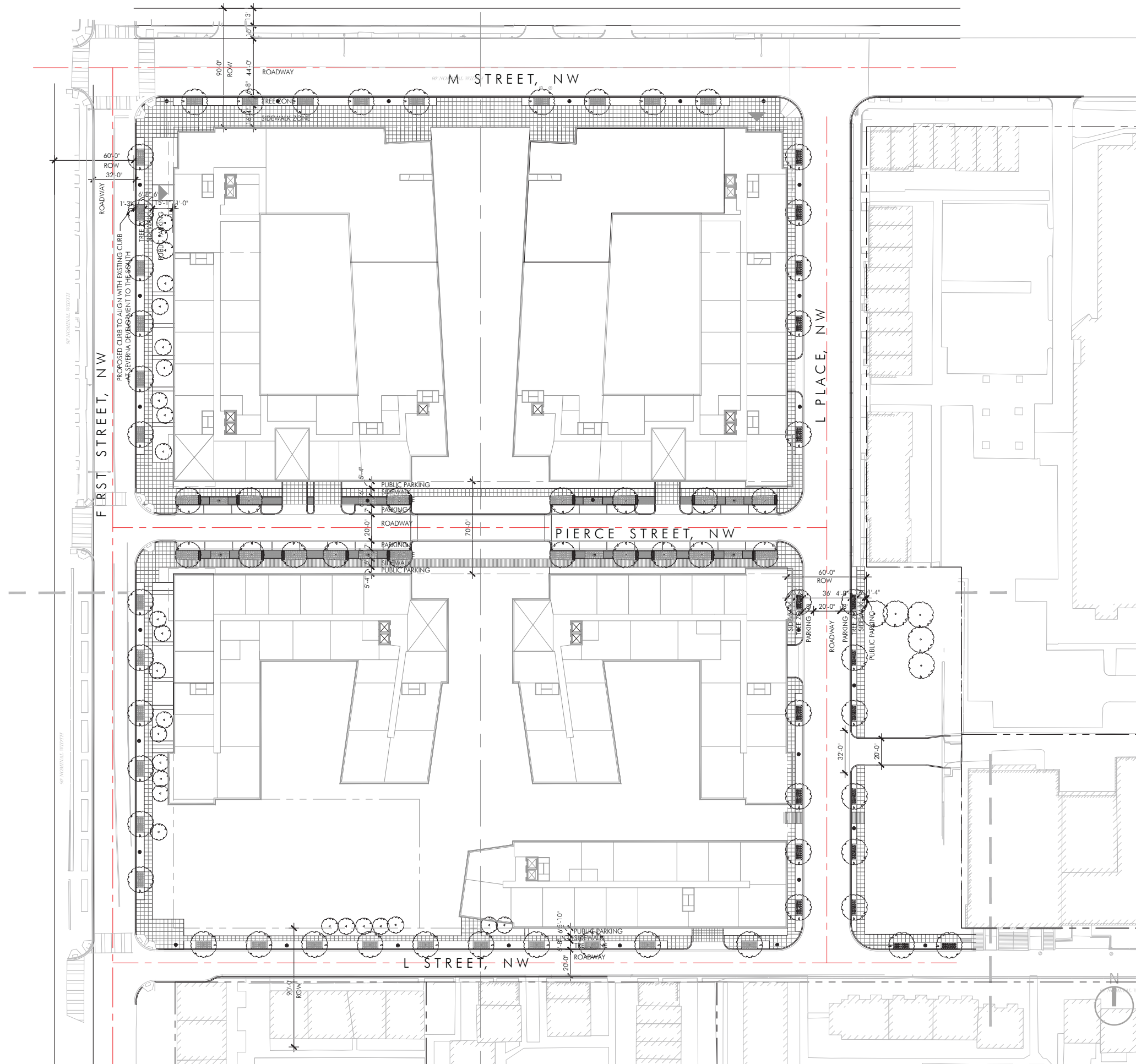
SEMI PRIVATE SPACE



VEGETATION







L-4 Street Distribution

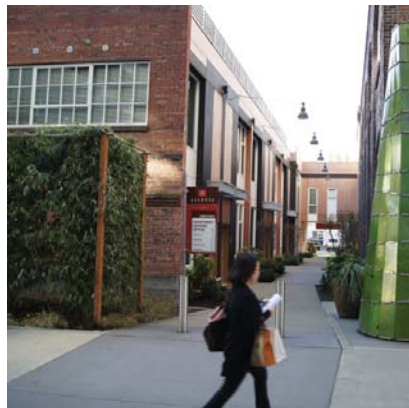
1 PUBLIC PARKS



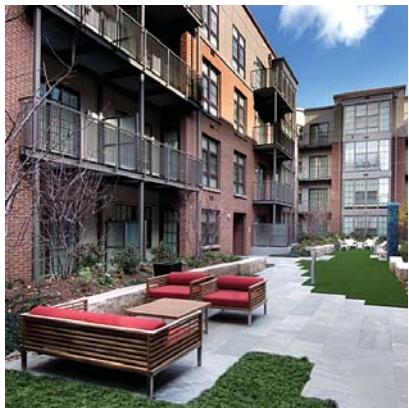
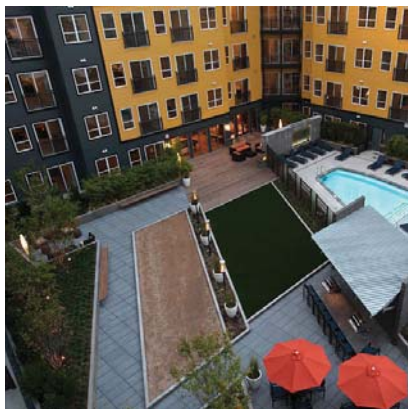
2 PROMENADE



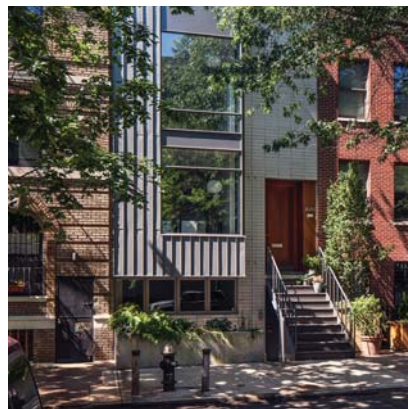
3 THE MEWS



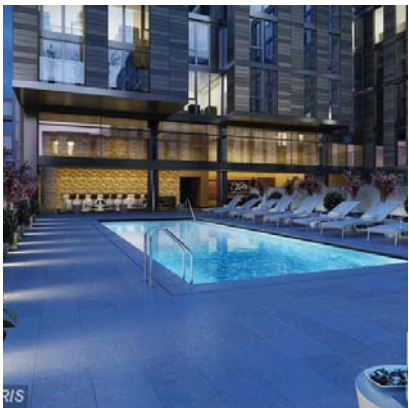
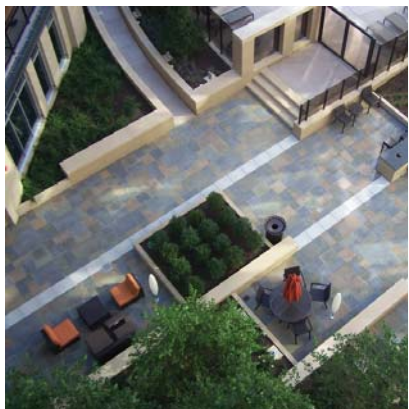
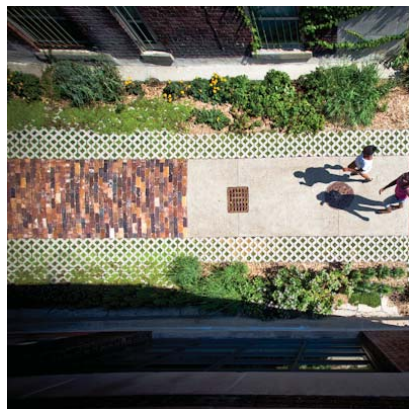
4 PRIVATE COURTYARDS



5 STREETScape



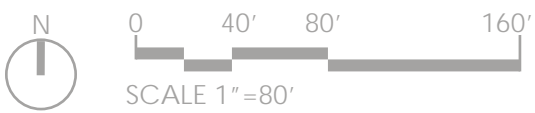
6 PIERCE STREET INTERIOR PLAZA



Precedent images are for illustrative purposes only.



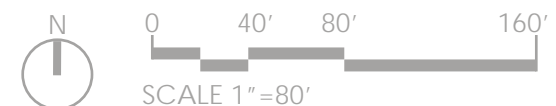
The proposed improvements for the Public Park are subject to review, approval and acceptance by the DC Department of Parks and Recreation and the National Park Service.

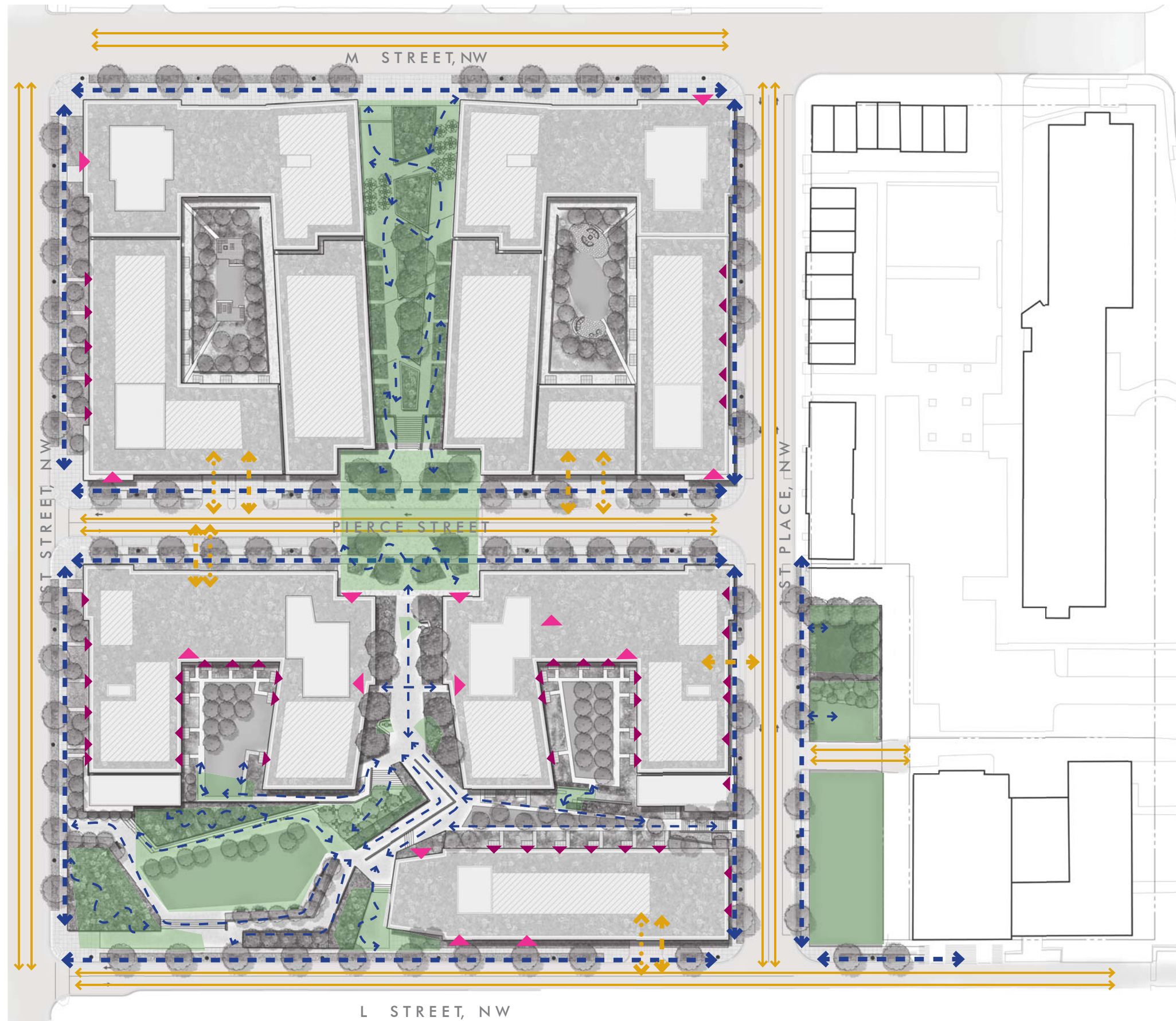


L-6 Site Plan Phase 1

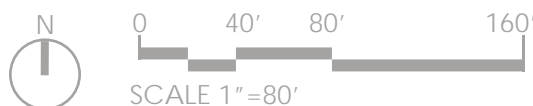


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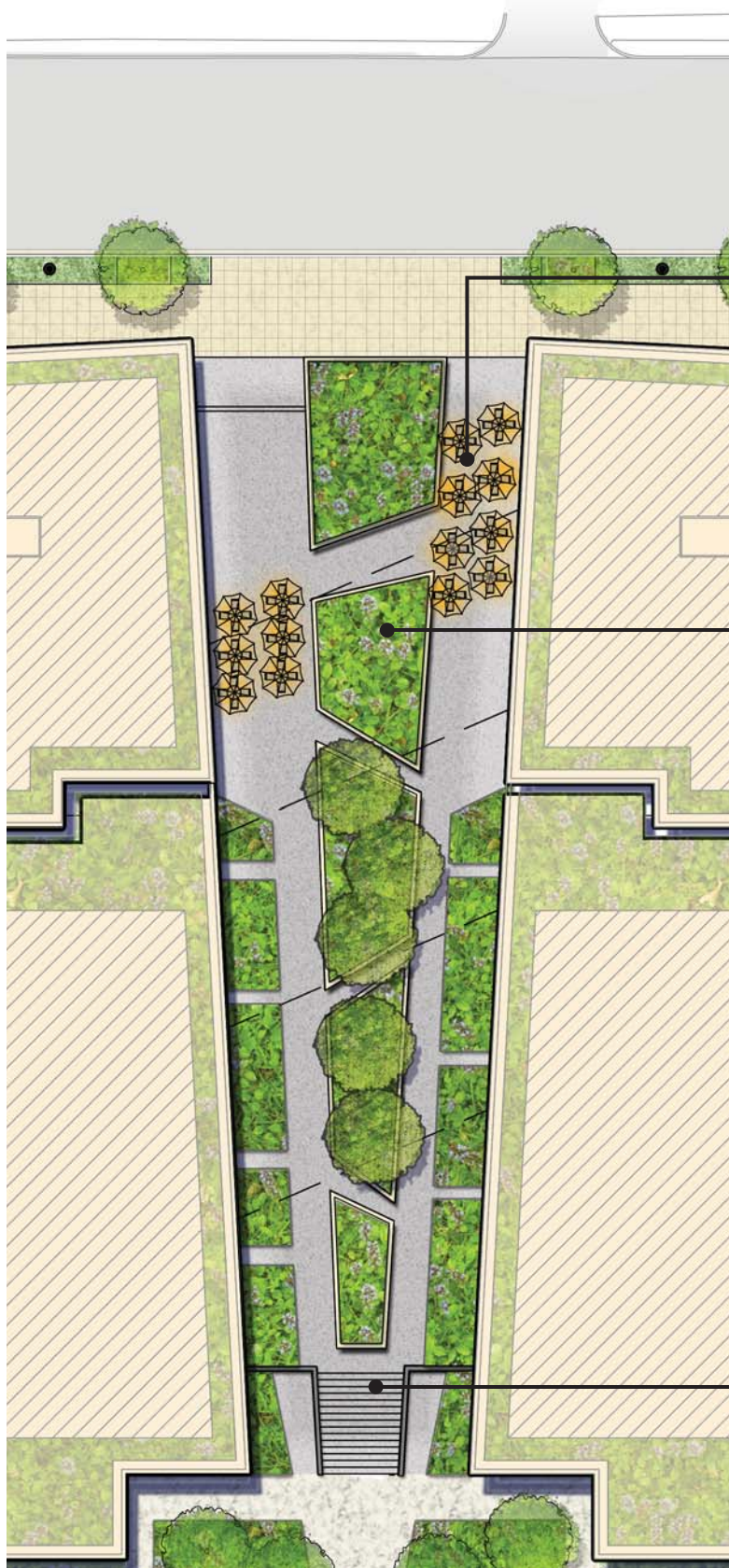




- GATHERING SPACE
- INTERIOR PEDESTRIAN
- EXTERIOR PEDESTRIAN
- VEHICULAR
- LOADING ENTRY
- GARAGE ENTRY
- BUILDING ENTRY
- UNIT ENTRY



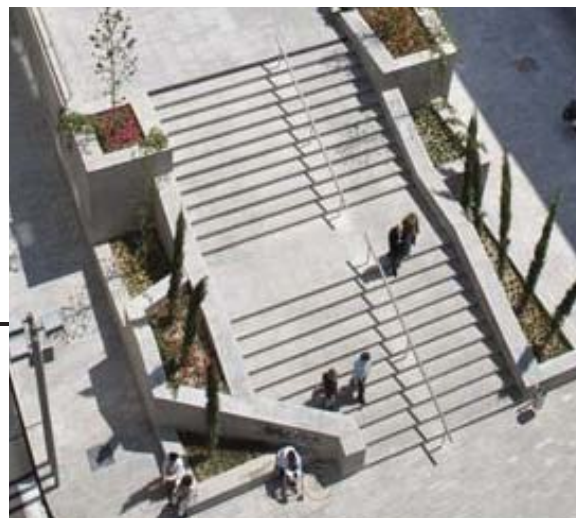
L-8 Circulation



OUTDOOR CAFES

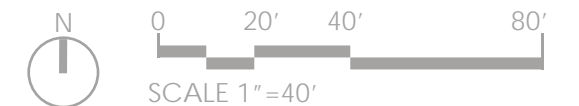
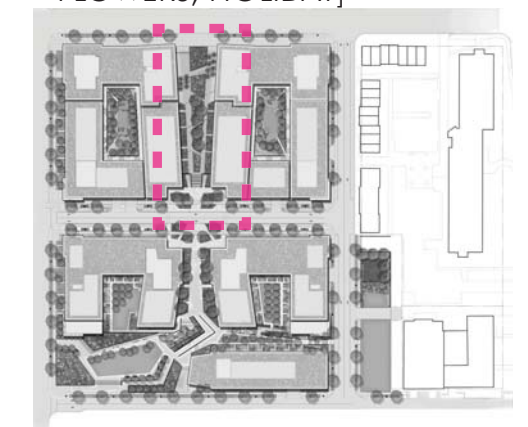


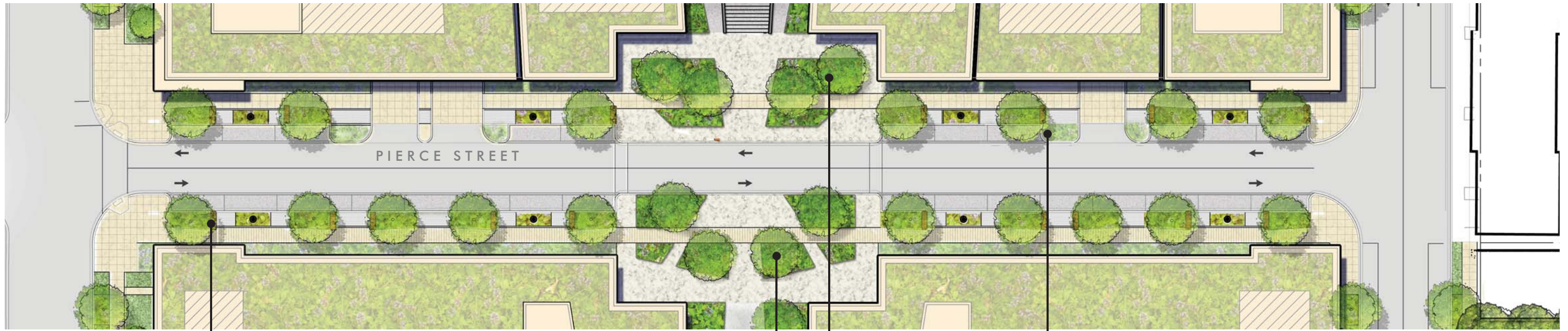
TREE ISLANDS WITH SEATING FOR LINGERING SHOPPERS AND CAFE USERS



MONUMENTAL STAIR

- PROMENADE + CAFES
- MARKETS [PRODUCE, FLOWERS, HOLIDAY]

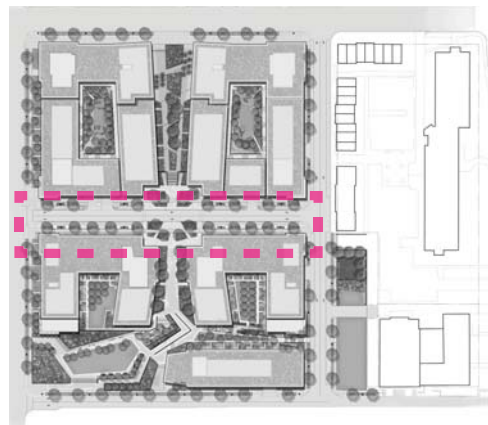




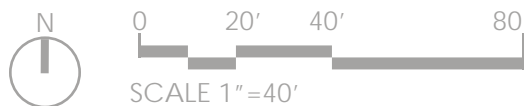
TREE ISLANDS WITH BENCHES, UNIQUE STREETScape LINKS NORTH AND SOUTH PARTS OF SITE

PLANTERS WITH TREES

LOW IMPACT DEVELOPMENT BASINS



- OVERFLOW MARKET SPACE [PRODUCE, FLOWERS, HOLIDAY]
- CLOSE STREET FOR TEMPORARY EVENTS



L-10 Interior Plaza Enlargement



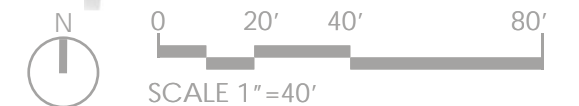
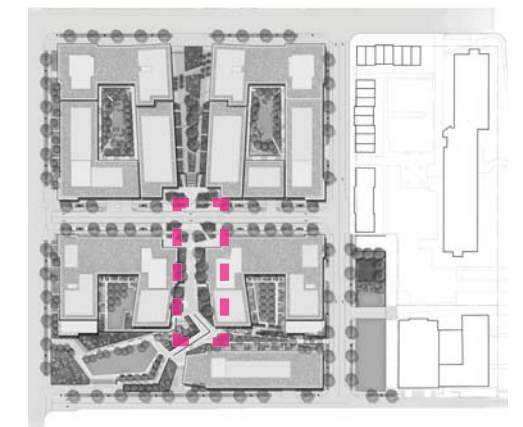
OUTDOOR ROOMS WITH
SCULPTED SEAT WALLS



CASUAL SEATING WITHIN
TREE GROVE

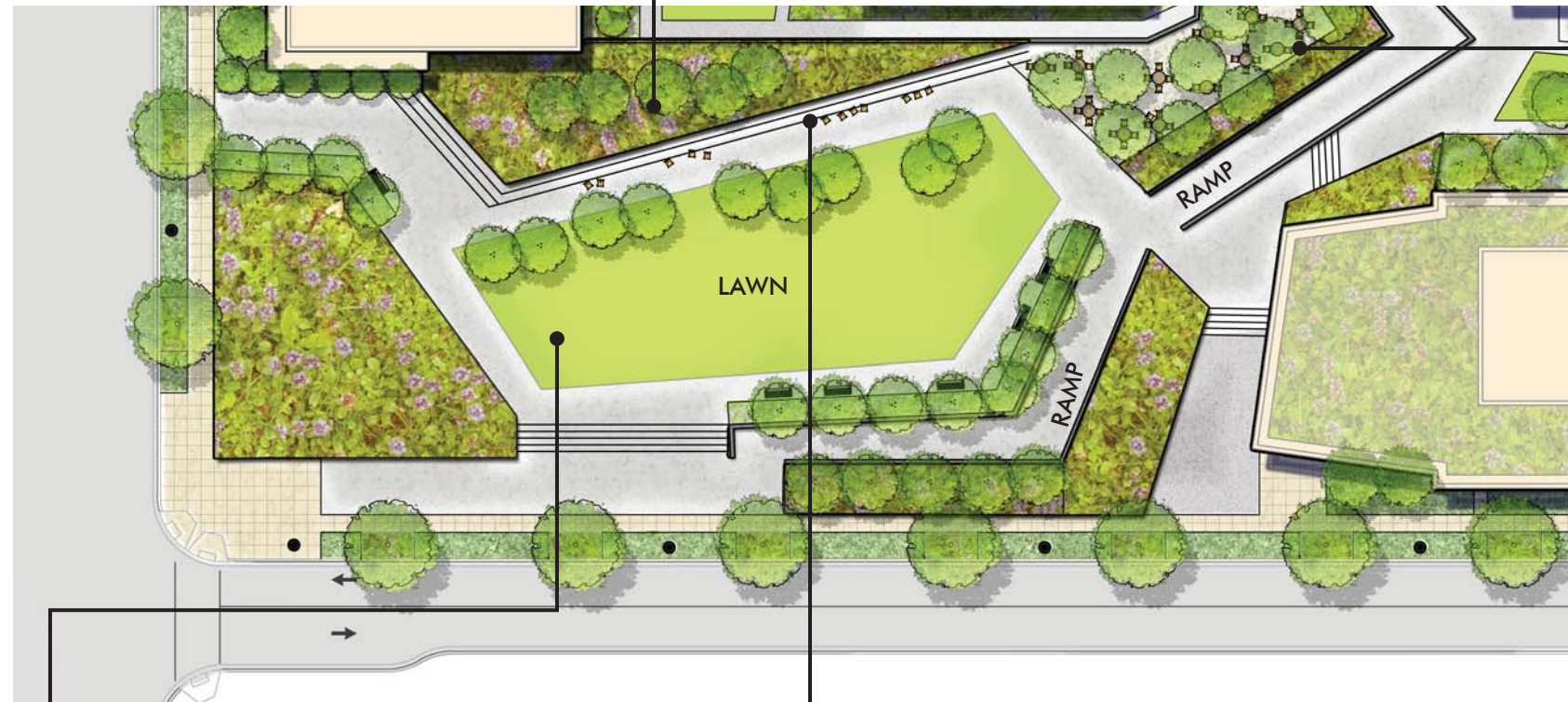


- TABLE GAMES
- READING ROOM
- SITTING





VEGETATION IN LARGE PLANTING BED SCREENING BUILDING FACADE



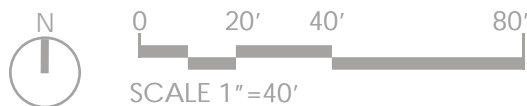
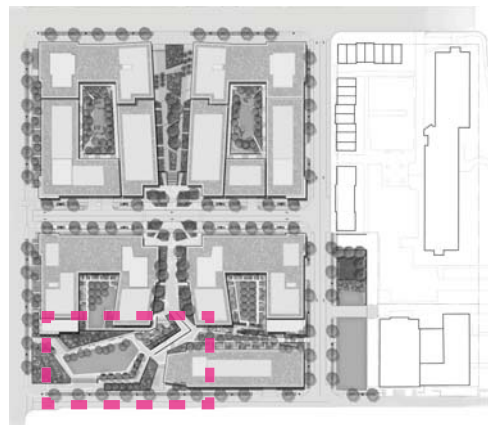
LAWN

MOVEABLE SEATING

TREE GROVE WITH SEATING

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- FITNESS CLASSES
- LAWN GAMES
- DOG WALKING + RUNNING
- MOVIE SCREENING



L-12 Park Enlargement

GREEN MEWS WITH TREE LINED WALKWAYS

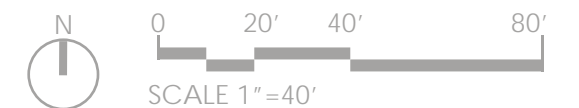
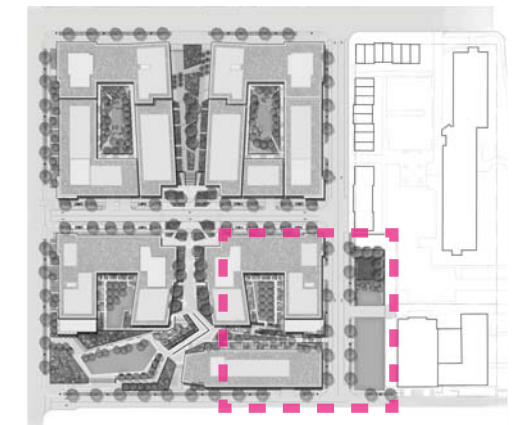


WALK-UP ENTRIES ALONG THE GREEN MEWS

PLAYGROUND



- PLAYGROUND
- LAWN GAMES



Civil