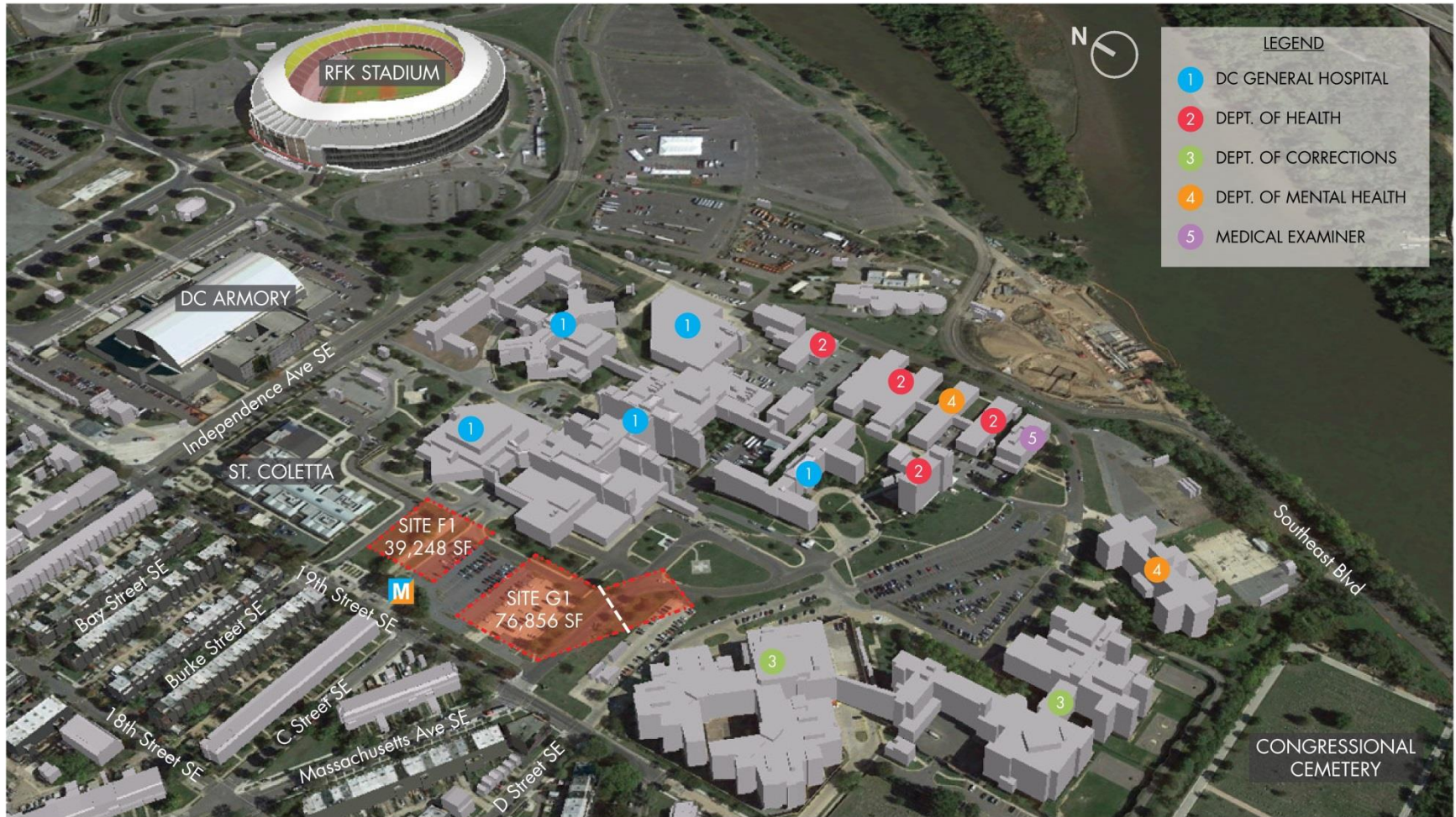




HILL EAST ZONING COMMISSION
DESIGN REVIEW
April 7, 2016

ZONING COMMISSION
District of Columbia
CASE NO.16-03
EXHIBIT NO.31A



Source: Master Plan for Reservation 13 | Hill East Waterfront, February 2003

HILL EAST DESIGN REVIEW

WASHINGTON, DC PROJECT NO.13.0376 03-18-2016

EXISTING BUILDINGS

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Source: Reservation 13 Hill East Waterfront Draft Design Guidelines, July 21, 2008

HILL EAST DESIGN REVIEW

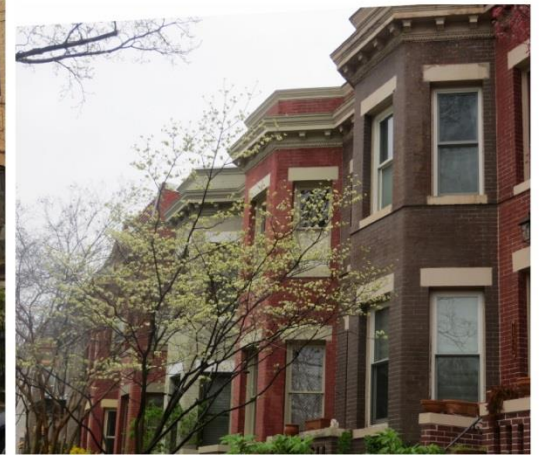
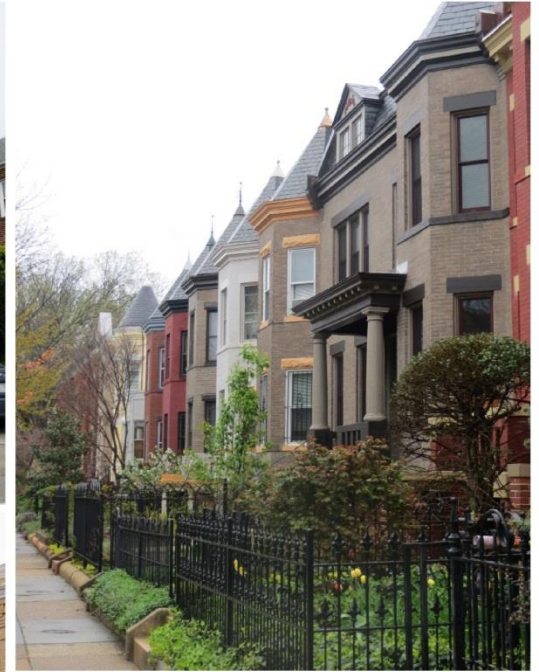
BUILDINGS TO REMAIN & PROPOSED FUTURE ROADS

GTM ARCHITECTS

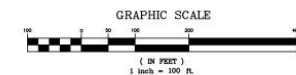
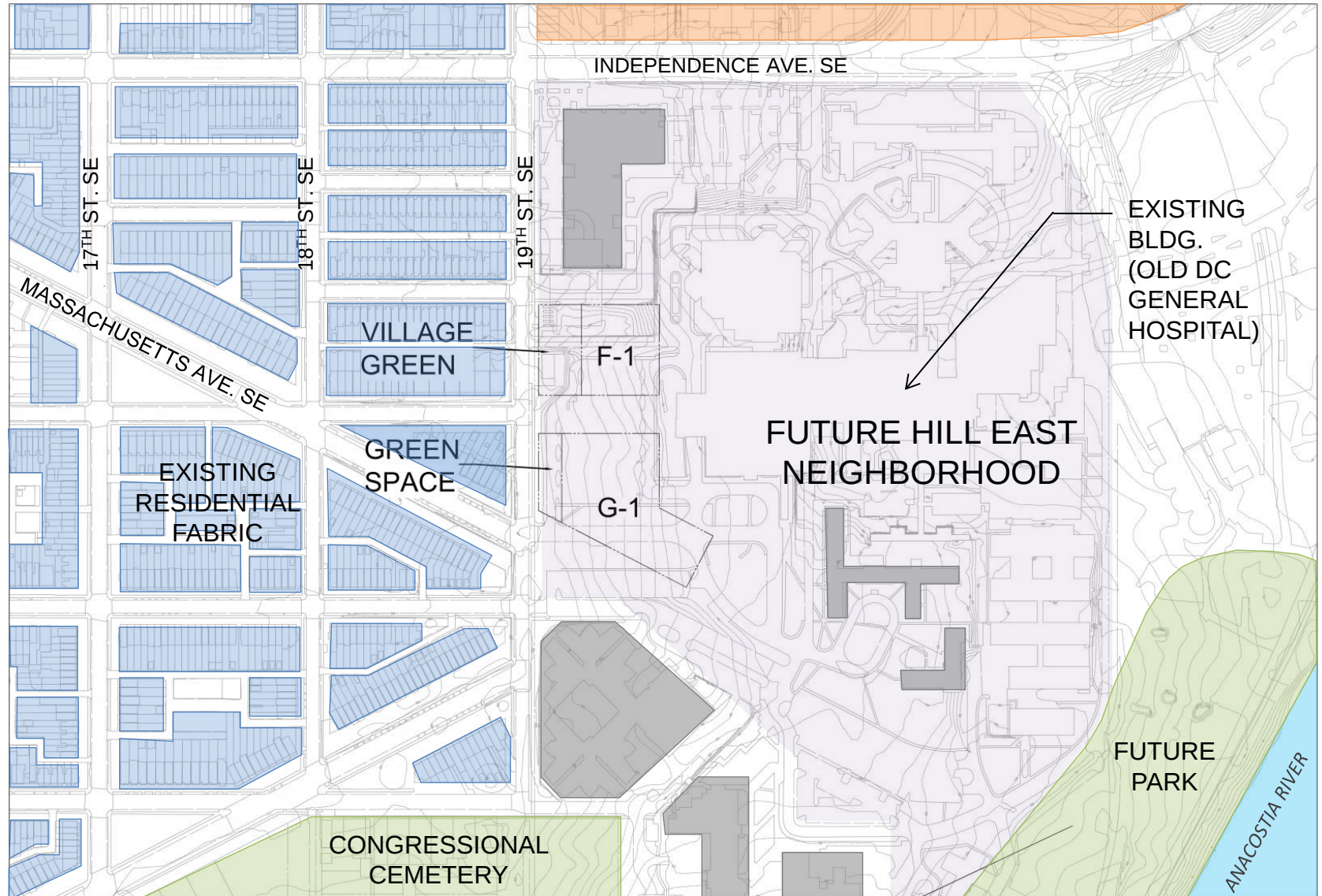
WASHINGTON, DC PROJECT NO.13.0376 03-18-2016

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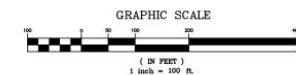
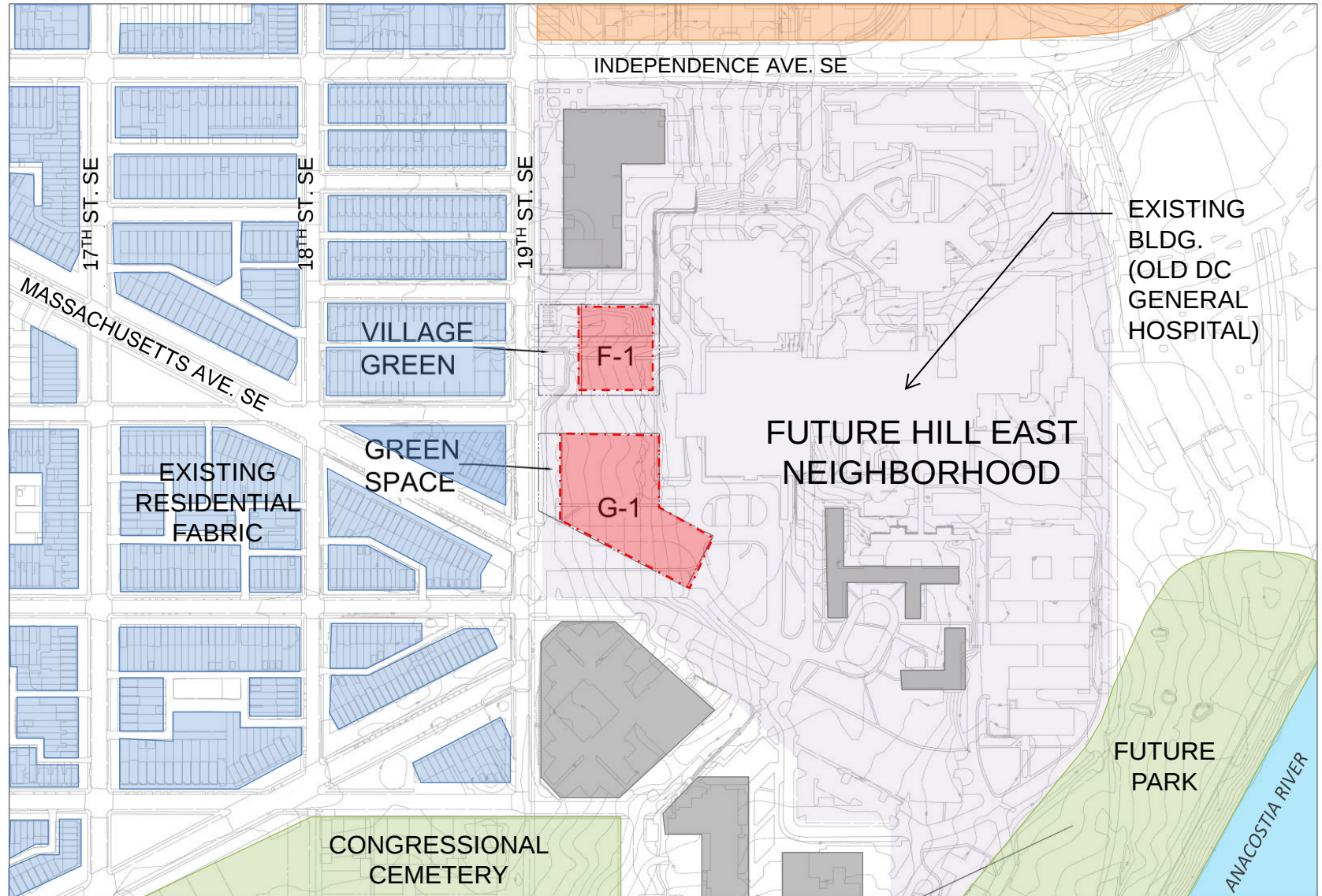




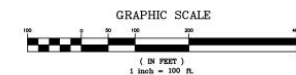
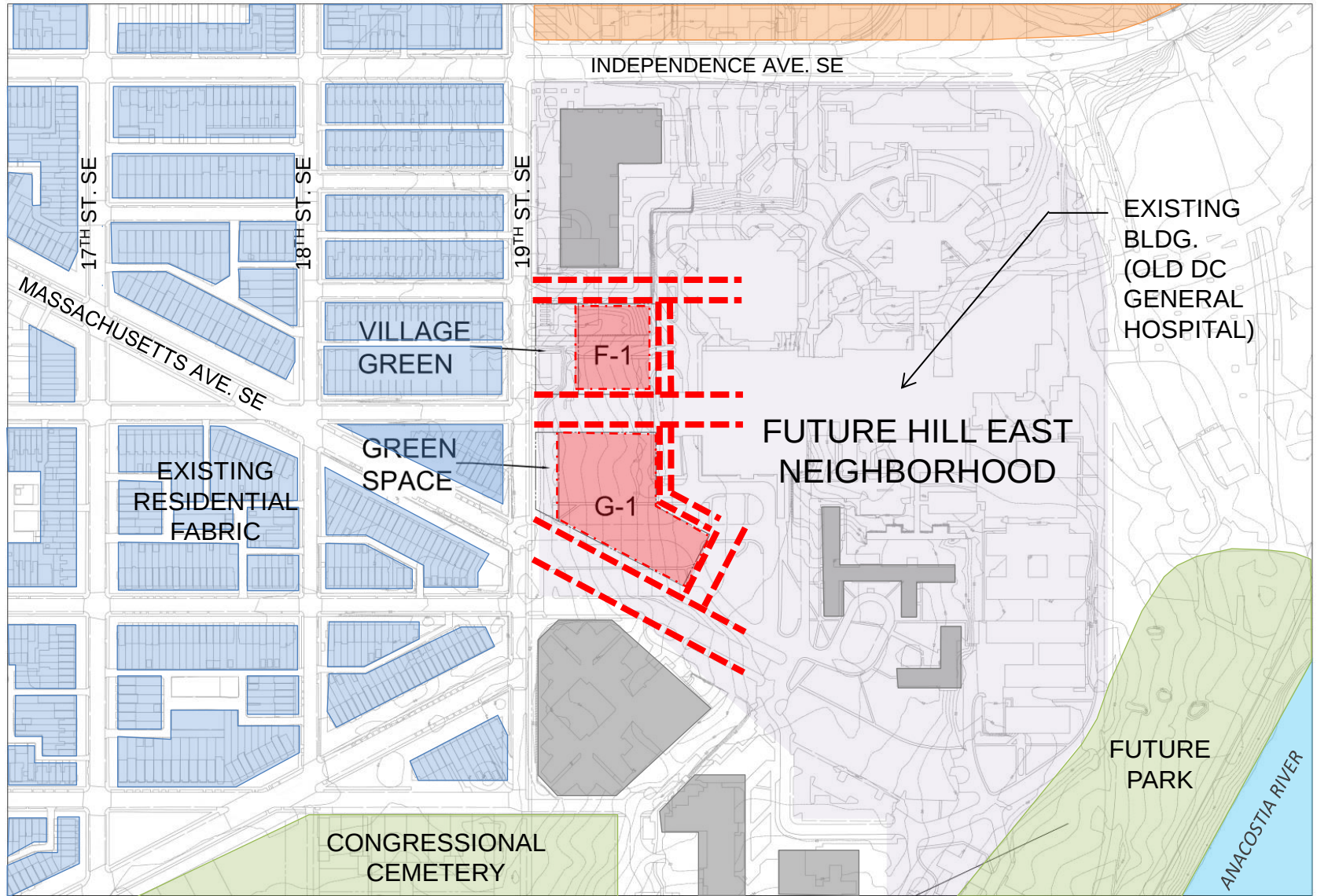
RFK STADIUM



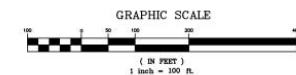
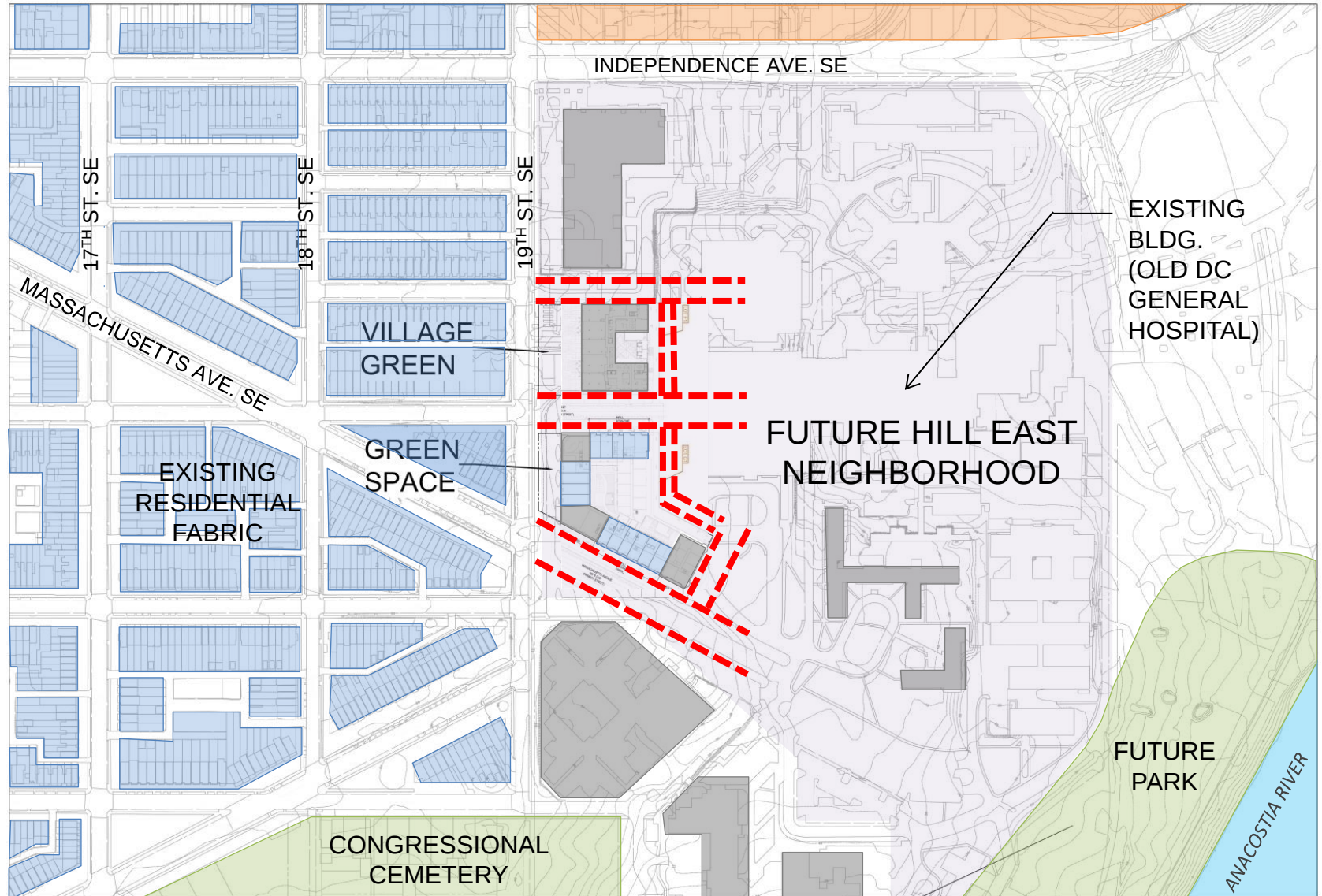
RFK STADIUM



RFK STADIUM



RFK STADIUM



1. All frontage on 19th Street is required to have ground floor preferred uses (retail and main entrances to residential).
2. Preferred uses must wrap around the corner to 20' minimum on side streets.
3. Access to parking and loading is prohibited on primary and secondary streets.
4. Each use within the building shall have a clearly defined public entrance accessible from the public sidewalk.





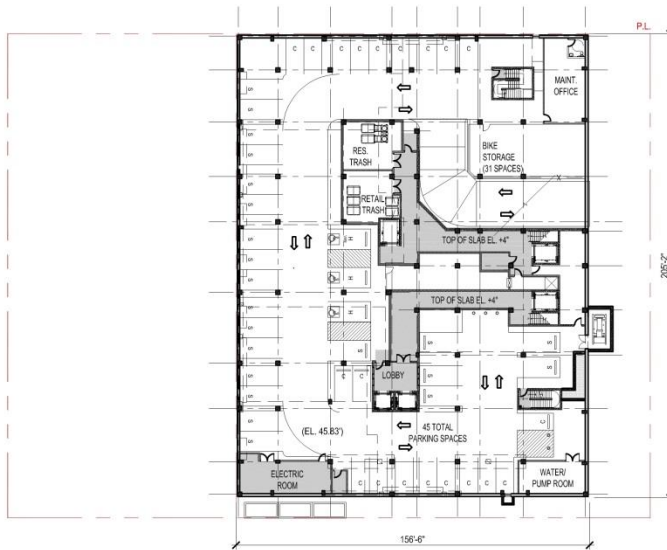
HILL EAST DESIGN REVIEW

AERIAL VIEW AT 19TH STREET PLAZA

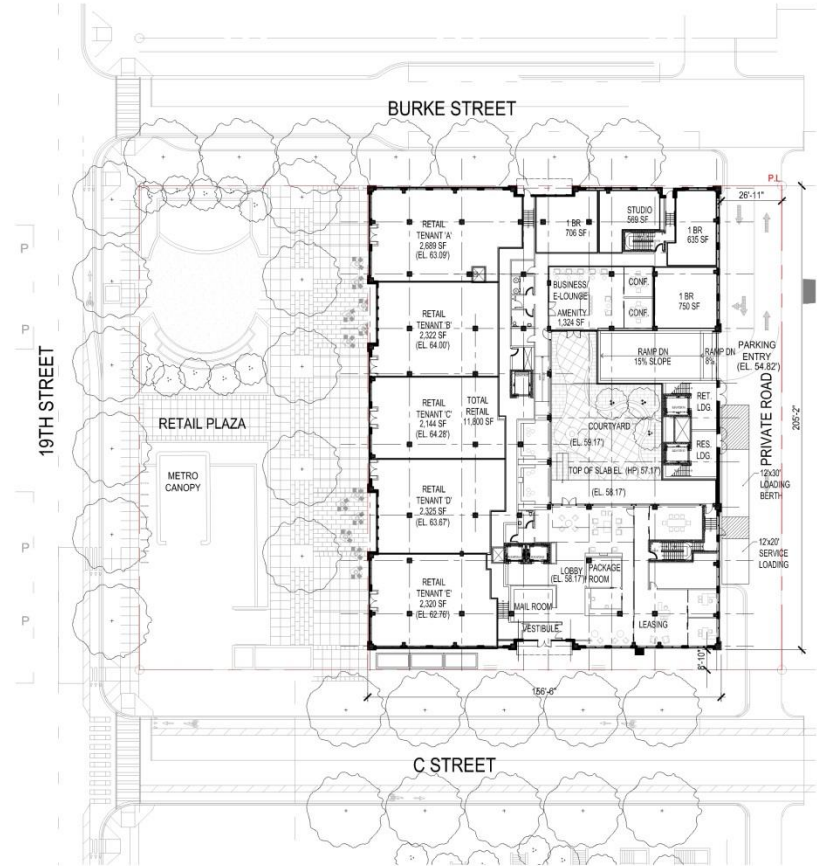
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1 F1 - PARKING FLOOR
Scale: 1" = 50'-0"



2 F1 - GROUND FLOOR
Scale: 1" = 50'-0"





DESIGN CONFORMANCE

BUILDING F1



DESIGN CONFORMANCE

BASE/MIDDLE/TOP



DESIGN CONFORMANCE

BASE/MIDDLE/TOP



DESIGN CONFORMANCE

BASE/MIDDLE/TOP



DESIGN CONFORMANCE

BASE/MIDDLE/TOP



DESIGN CONFORMANCE

MODULATED & ARTICULATED WALL PLANES EVERY 50'



DESIGN CONFORMANCE

MODULATED & ARTICULATED WALL PLANES EVERY 50'



DESIGN CONFORMANCE

PREFERRED USES



DESIGN CONFORMANCE

STOREFRONT TYPE BAYS WITH DEFINED ENTRIES

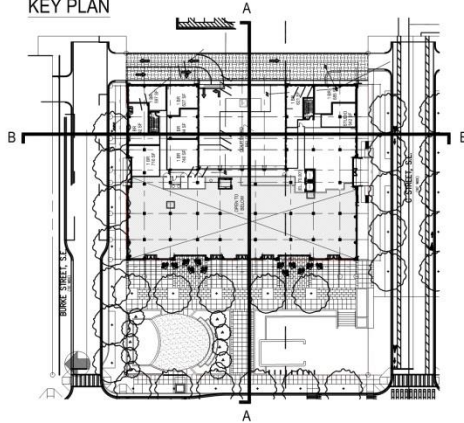


DESIGN CONFORMANCE

HIGH QUALITY MATERIALS

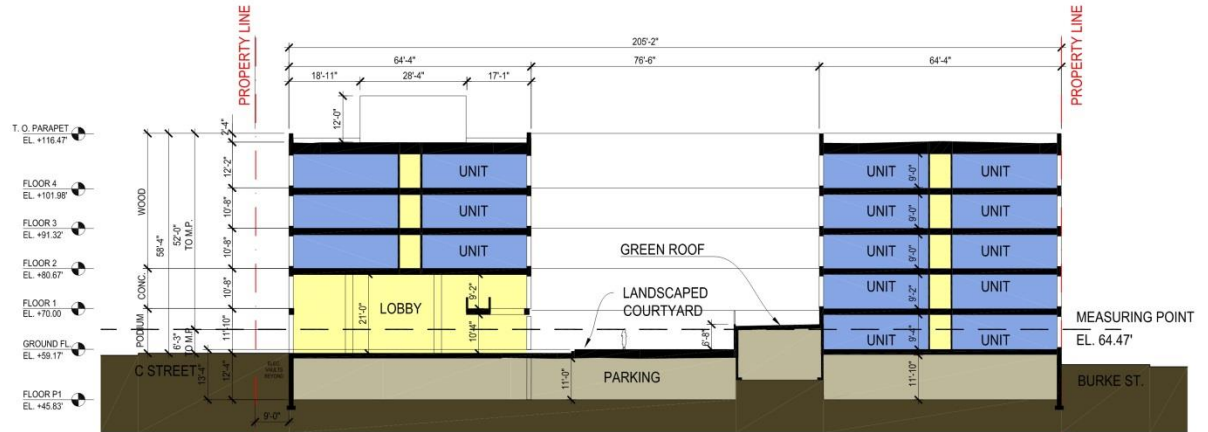


KEY PLAN

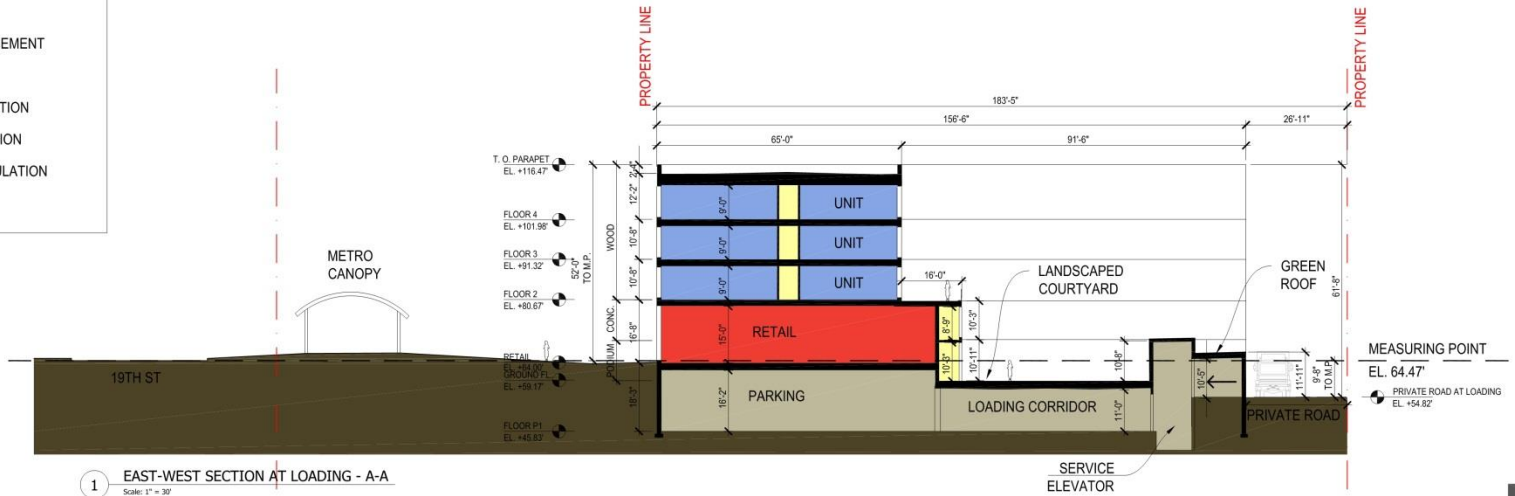


LEGEND

- RESIDENTIAL UNITS
- AMENITY
- LEASING/MANAGEMENT
- RETAIL
- RETAIL CIRCULATION
- CORE/CIRCULATION
- VERTICAL CIRCULATION
- PARKING



2 NORTH-SOUTH SECTION THROUGH LOBBY - B-B
Scale: 1" = 30'



1 EAST-WEST SECTION AT LOADING - A-A
Scale: 1" = 30'